

53311

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 178 Page 17786

KNOW ALL MEN BY THESE PRESENTS, That Geraldine A. Draper and George L. Draper,
Wife and Husband,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Amelia C. Moore

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lots 1 and 2 and the North 8 feet of Lot 3, Block 86, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1978-1979, a lein, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: June 16, 1975
Recorded June 18, 1975
Volume M75 page 6878, Microfilm Records of Klamath County, Oregon
Amount \$15,000.00

Grantor: Geraldine A. Draper and George L. Draper, wife and husband
Trustee Klamath County Title Company
Beneficiary First National Bank of Oregon

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as listed above or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of August, 1978;
if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

August 14, 1978

Personally appeared the above named
Geraldine A. Draper and
George L. Draper

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My Commission Expires July 13, 1981

George L. and Geraldine A. Draper

GRANTOR'S NAME AND ADDRESS

Amelia C. Moore

GRANTEE'S NAME AND ADDRESS

After recording return to:

Amelia C. Moore
2016 Eberlein Ave.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Amelia C. Moore
2016 Eberlein Ave.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____

Personally appeared _____

each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:(OFFICIAL
SEAL)

STATE OF OREGON.

County of Klamath

I certify that the within instru-
ment was received for record on the
14th day of August, 1978,
at 1:47 o'clock P. M., and recorded
in book M78 on page 17786 or as
file/reel number 53311
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Bonnie A. Helrich Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY