

1-174

53508

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lawrence E. Graham and Laurie A. Graham hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Norman A. Wells and Nancy Lyn Wells, hereinafter called 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 3 and 4, Block 60, CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

and that 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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS §3.030.)

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 16 day of August, 19 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Lawrence E. Graham  
Laurie A. Graham

STATE OF OREGON,  
County of KLAMATH } ss.  
AUG. 16, 1978, 19 1978

Personally appeared the above named  
LAWRENCE E. GRAHAM and  
LAURIE A. GRAHAM

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

(OFFICIAL SEAL)

Stephen M. Kinney  
Notary Public for Oregon  
My commission expires: 4/30/80

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_\_,

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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 behalf 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)

Lawrence E. Graham & Laurie A. Graham  
P.O. Box 265  
Malin, OR 97632

GRANTOR'S NAME AND ADDRESS

Norman A. Wells & Nancy Lyn Wells  
P.O. Box 426  
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Norman A. Wells & Nancy Lyn Wells  
P.O. Box 426  
Malin, OR 97632

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Norman A. Wells & Nancy Lyn Wells  
P.O. Box 426  
Malin, OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of August, 1978, at 1:33 o'clock P.M., and recorded in book M78 on page 18072 or as file/reel number 53508, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Deborah A. Kelsch Deputy

Fee \$3.00

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