

MOUNTAIN TITLE COMPANY

53843

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Howard L. Powell and Ingrid M. Powell, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jim Willard Toles and Janene Toles, Husband and Wife, 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:

Lot 63, PLEASANT HOME TRACTS NO. 2, 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 lien, but not yet due and payable.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 3. The premises herein described are within and subject to the statutory power, including the power of assessment, of South Suburban Sanitary District.
 4. Reservations as contained in Deed recorded in Volume 222, page 101, records 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 except as stated above or those apparent upon the land, if any, as of the date of this deed.

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 \$ 35,950.00
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18 day of August, 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)

STATE OF OREGON,)
 County of Klamath) ss.
 August 18, 1978

Personally appeared the above named
 Howard L. Powell and Ingrid M. Powell

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

Before me:
 (OFFICIAL SEAL) Linda Stelle

Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires:

Howard L. and Ingrid Powell

GRANTOR'S NAME AND ADDRESS
 Jim W. and Janene Toles
 5462 Cottage Ave
 Klamath Falls, Oregon

After recording return to:

Jim W. and Janene Toles
 5462 Cottage Ave
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

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

State Department of Veterans Affairs
 1225 Ferry St. S. E.
 Salem, Oregon
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,) ss.
 County of Klamath

I certify that the within instrument was received for record on the 2nd day of August, 1978, at 10:43 o'clock A.M., and recorded in book 1178 on page 18571 or as file/reel number 53843

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Line Recording Officer
 By Deputy

Fe 13.00

MOUNTAIN TITLE COMPANY