

53912

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That V. S. CALVERT, personal representative
of the estate of DOROTHEA BANKS, deceased

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WALTER E. WAGNER

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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 Block 10 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1
as recorded in 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

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 \$ 100.00
~~However, the consideration consists of the interest in the property owned by the grantor which is~~
~~part of the consideration for the same.~~ (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 18th 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 San Diego,
August 18, 1978.

STATE OF OREGON, County of _____, 19____ ss.

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

Personally appeared the above named
V. S. CALVERT

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

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

V. S. CALVERT
3120 JAMES ST.
SAN DIEGO CA. 92106

GRANTOR'S NAME AND ADDRESS
WALTER WAGNER
PO BOX 162
BONANZA, OR. 97623

GRANTEE'S NAME AND ADDRESS
WALTER WAGNER
PO BOX 162
BONANZA, OREGON 97623
NAME, ADDRESS, ZIP

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

WALTER WAGNER
PO BOX 162
BONANZA, OR 97623
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
23rd day of SEP, 1978,
at 9:23 o'clock AM, and recorded
in book 278 on page 15099 or as
file/reel number 53912

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. CLINE

Recording Officer

By _____ Deputy

2-1-78