

MOUNTAIN TITLE COMPANY

54277

6926-J
WARRANTY DEED

Vol. M78 Page 19271

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. STRUBEL and MARIANNE C. STRUBEL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN D. KNESS and JONI L. KNESS, 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:

Lots 1 and 2, Block 13, FIRST ADDITION TO THE TOWN OF BLY, 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 EXCEPT: 1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable. 2. Mortgage in favor of Dept. of Veterans Affairs recorded in Volume M77, page 22693, which the grantees herein agree to assume and pay according to the terms contained therein, 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 \$40,500.00. 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 30th 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)

John H. Strubel
Marianne C. Strubel

STATE OF OREGON,

County of Klamath } ss.August 30, 1978

Personally appeared the above named John H. Strubel and Marianne C. Strubel

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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, 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John D. & Toni L. KnessP. O. Box 564Bly, Oregon 97622

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs1225 Ferry Street, S.E.Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of August, 1978, at 4:13 o'clock P.M., and recorded in book M78 on page 19271 or as file/reel number 54277

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Hine

By Bernice Smith Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY