

MOUNTAIN TITLE COMPANY

54288

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Joe Green

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gerald L. Earl and Rita D. Earl, 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 4, Block 13, 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 1978-79, a lein but not yet due and payable.  
2. Sewer and Water Use Charges, if any, due to the City of Klamath Falls.

(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.

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 \$ 39,900.00. 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 30 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)

*Bradley Finch, Attorney in Fact for Joe Green*

STATE OF OREGON,  
County of Klamath ss.  
August 30, 1978

Personally appeared the above named Bradley Finch, Attorney in Fact for Joe Green, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Judy Blubaugh*  
Notary Public for Oregon  
My commission expires: 8-23-81

STATE OF OREGON, County of ss.  
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 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: *Wm. D. Milne*  
Notary Public for Oregon  
My commission expires:

Joe Green

GRANTOR'S NAME AND ADDRESS  
Gerald L. and Rita D. Earl  
728 Buena Vista  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
grantee as above

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 Street S. E.  
Salem, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of August, 1978, at 9:49 o'clock A.M., and recorded in book M78 on page 19290 or as file/reel number 54288, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Bernice H. Smith* Recording Officer  
Deputy

Fee \$3.00

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