

1-1-74

54469

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAKE A. HARPER, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. WACHTER and CLETA S. WACHTER, H.W.

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:

Described as follows:
Beginning at a point 106.2 feet Southwesterly along the Northwesterly line of Mon Claire St., from the Southeast corner of Lot 11, Block 13, Hot Springs Addition to Klamath Falls; thence in a Northwesterly direction parallel with the Southwesterly line of Alameda Street, 106.7 feet M/L to an intersection with the Southeasterly line of Lot 13, of Block 13, of said Hot Springs Addition; thence Southwesterly along said Southeasterly line of Lot 13, 50 feet to the Northwesterly corner of Lot 12, of Block 13, said Hot Springs Addition; thence Southwesterly along the rear line of Lots 11 and 12, Block 13, 124.6 feet M/L to an intersection with the Northwesterly line of Mon Claire Street; thence Northeasterly along said Northwesterly line of Mon Claire Street 53.1 feet M/L to point of beginning.

(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 \$ 5,000.00
① However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration. (indicate which). ② (The sentence between the symbols ①, 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 28th 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)

Jake A. Harper

STATE OF OREGON, } ss.
County of Clackamas
Aug. 28, 1978

Personally appeared the above named Jake A. Harper

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

Before me:
Eleanor E. Clark
Notary Public for Oregon
My commission expires: 4-24-79

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)

Jake A. Harper
Rt. 2 Bx 577
Coos Bay, Oregon 97420
GRANTOR'S NAME AND ADDRESS

After recording return to:
Charles A. Wachter & Cleta S. Wachter
1240 Mon Claire
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

The above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 3th day of September, 1978, at 1:22 o'clock P.M., and recorded in book M78 on page 19555 or as file/reel number 54469.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Hazel Drayl Recording Officer Deputy

Fee \$3.00