

54937

WARRANTY DEED

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STEVENS-NEISS LAW PUBLISHING CO., PORTLAND, OR. 97204



KNOW ALL MEN BY THESE PRESENTS, That Bobby Gene Hobbs and Janet Gail Hobbs, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carolina M. Rewerts

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 in Block 63 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, however, to the following:

1. Taxes for 1978-1979 are now a lien but not yet payable.

(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 noted of record as of the date of this deed and 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 \$ 27,000.00. (If the sentence between the symbols (\$) is not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the content 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 11 day of September, 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, official capacity must be stated)

Bobby Gene Hobbs
Bobby Gene Hobbs
Janet Gail Hobbs
Janet Gail Hobbs

STATE OF OREGON,
County of Klamath
September 11, 1978

STATE OF OREGON, County of _____ 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 _____

_____ 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named Bobby Gene Hobbs and Janet Gail Hobbs, husband and wife

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

Notary Public for Oregon
My commission expires: 2-3-79

(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of September, 1978, at 10:44 o'clock A.M. and recorded in book M78 on page 20297 or as file/roll number 54937.

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

Th. D. Milne
Recording Officer
By *Barbara Speloch* Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After record by return to:

First National Bank of Oregon
Klamath Falls, RECD
P. O. Box 1906, Klamath Falls, Oregon 97601

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

Carolina M. Rewerts
2226 Oregon Avenue
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE