

1-1-74

56731

WARRANTY DEED

Vol. M78 Page 23070

KNOW ALL MEN BY THESE PRESENTS, That GERALD NORMAN MATHIAS, SR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MERCEDES EMERY, 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 17, ELM PARK ADDITION, in the County of Klamath,
State of 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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way 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 \$ 48,000.00.

However, the actual consideration consists of or includes other property or interests in property which are not described in this deed. (The sentence between the symbols (H), 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 11th day of October, 19 78, 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.

Gerald Norman Mathias Sr
GERALD NORMAN MATHIAS, SR.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 11, 19 78.

Personally appeared the above named
GERALD NORMAN MATHIAS, SR.

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

Before me:
(OFFICIAL SEAL) Gerald V. Brown
Notary Public for Oregon
My commission expires: 11-12-78

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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GERALD NORMAN MATHIAS, SR.
1650 Arthur
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

MERCEDES EMERY
232 Cedar
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
MERCES EMERY
232 Cedar
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
MERCES EMERY
232 Cedar
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of October, 1978, at 1:10 o'clock P.M., and recorded in book M78 on page 23070 or as file/reel number 56731, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernice Schuch Recording Officer
Deputy

Fee \$3.00