

1-1-74

57291

WARRANTY DEED

Vol. 79 Page 23979



KNOW ALL MEN BY THESE PRESENTS, That William Luther Nolen and Lucy Dot Nolen, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sherry Lee Plumb, 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 589 in Block 108, Mills Addition to the City of Klamath Falls, Oregon, 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 a lien but not yet payable.
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer services.

(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 \$33,500.00

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). (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 12th day of October, 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)

William Luther Nolen

William Luther Nolen

Lucy Dot Nolen

STATE OF OREGON, }
County of Klamath } ss.
October 12, 1978

STATE OF OREGON, County of } ss.
October 12, 1978

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 _____

Personally appeared the above named William Luther Nolen and Lucy Dot Nolen, husband and wife,

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

_____ 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: 2-28-1981

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of October, 1978, at 1:38 o'clock P.M., and recorded in book 178 on page 23979 or as file/reel number 57291, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernetha Shusch Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

United States National Bank of Oregon
FHA & VA Real Estate Center, P. O. Box 4412
Room 1000, Portland, Oregon 97208

NAME, ADDRESS, ZIP

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

Realty Tax Service
321 S. W. Fourth Ave.
Portland, Oregon 97204

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE