

1-1-74

WARRANTY DEED

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57526

KNOW ALL MEN BY THESE PRESENTS, That Ben D. Curtis and Cecilia F. Curtis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Henry J. Caldwell Jr. 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, Block 2, Bryant Tracts No. 2, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to a Deed of Trust Dated April 1, 1977 between Ben and Cecilia Curtis as Grantor, conveyed to Mt. Title as Trustee for the benefit of First National Bank of Oregon, which said Deed of Trust and Promissory Note was secured. Whereby Grantee assumes and agrees to pay.

(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 \$ _____. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20 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)

STATE OF OREGON,

County of Klamath

October 25, 1978

Personally appeared the above named Ben D. Curtis and Cecilia F. Curtis

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 2-5-81

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____

_____ 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:

Ben D. Curtis and Cecilia F. Curtis
Alturas, California

GRANTOR'S NAME AND ADDRESS

Henry J. Caldwell Jr.
2319 Briarwood Lane
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry J. Caldwell Jr.
2319 Briarwood Lane
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First National Bank
601 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of October, 1978, at 9:08 o'clock A.M., and recorded in book M78 on page 24359 or as file/reel number 57526, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By: _____ Recording Officer
Deputy

Fee \$3.00