

1-174 57645 WARRANTY DEED Vol. M78 Page 24546

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. PINNIGER and JEAN E. PINNIGER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. JAMES and SHARON J. JAMES, as tenants by the entirety, 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 9, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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, easements and restrictions of record, or easements or restrictions common to the area or apparent on the face of the land.

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 \$ 49,900.00

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 30th 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.

*James C. Pinniger*  
*Jean E. Pinniger*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
October 30, 1978

Personally appeared the above named James C. Pinniger and Jean E. Pinniger

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

Before me, *Richard Owens*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 5-14-80

STATE OF OREGON, County of ) ss.  
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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:

James C. & Jean E. Pinniger 4369 Selma Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS
Robert L. & Sharon J. James 2036 Worden Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS
After recording return to: Klamath First Federal Robert L. & Sharon J. James 2036 Worden Klamath Falls, OR 97601 NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address. Robert L. & Sharon J. James 2036 Worden Klamath Falls, OR 97601 NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath  
I certify that the within instrument was received for record on the 31st day of October, 1978, at 11:00 o'clock A.M., and recorded in book M78 on page 24546 or as file/reel number 57645, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Wm. D. Milne  
By *Bernetha Shuch* Recording Officer  
Deputy  
Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE