

1-1-74

57647

WARRANTY DEED

Vol. 778 Page 24549

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. JAMES and SHARON J. JAMES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. DENHAM

, 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 4, Block 17, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The Easterly 75 feet of Lot 3 and the Southerly 12½ feet of the Easterly 75 feet of Lot 2, All in Block 17 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS.

AND lots 5 and 6, Block 17, SECOND ADDITION TO KLAMATH FALLS.

(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 or restriction of record, or easements and 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 \$ 34,800.00

Ⓢ 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 30 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)

*Robert L. James*  
*Sharon J. James*

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

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

Personally appeared the above named Robert L. James and Sharon J. James

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/20/81

Notary Public for Oregon

My commission expires:

Robert L. & Sharon J. James

2036 Worden Avenue

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

James R. Denham

2021 California Avenue

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.F.F.S. & C.

NAME, ADDRESS, ZIP

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

SAME

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 24549 or as file/reel number 57647, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By *Bernard Stetich* Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE