

57882

WARRANTY DEED

Vol. 78 Page 24891KNOW ALL MEN BY THESE PRESENTS, That Clara Louise Kaler

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Anthony Tocci and Mayvis G. Tocci, 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 1, Block 29, Fifth Addition to Klamath River Acres of Oregon Ltd. according to the official plat thereof on file in the records of Klamath County, 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 apparent on the face of the land except

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 \$8,425.00. ~~Now, the whole consideration for the above described premises is \$8,425.00, which is the full and true consideration for the same, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of record or apparent on the face of the land except~~

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 17th day of January, 1977; 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.

Clara Louise Kaler

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 17, 1977

STATE OF OREGON, County of _____)

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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: _____

Personally appeared the above named

Clara Louise Kaler

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/18/80

Clara Louise Kaler

P.O. Box 408

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Anthony Tocci and Mayvis G. Tocci

10203 Mt. Gleason Ave.

Sunland Ca. 91040

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Anthony Tocci and Mayvis G. Tocci

10203 Mt. Gleason Ave.

Sunland Ca. 91040

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of November, 1978, at 3:51 o'clock P.M., and recorded in book M78 on page 24891 or as file/reel number 57882. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By *Benita Skid* Deputy

Fee \$3.00