

58268

1-1-74

WARRANTY DEED

STEVEN-NEER, LAW PUBLISHING CO., PORTLAND, OR, 97201

Vol. M78 Page 25536

KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH DERBY, a widow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN M. PHILLIPS, a married man buying as his individual prop 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 16, Block 44, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 those reservations, restrictions, easements and rights of way of record, and those apparent on the land and common to real estate in the area,

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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) and the sentence between the symbols () if not applicable, should be deleted. See ORS 93.032.)

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 1 day of November, 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.

(If executed by a corporation, affix corporate seal)

Elizabeth Derby

STATE OF OREGON,

County of Klamath } ss.
Nov. 10, 1977

Personally appeared the above named Elizabeth Derby

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of _____, 19____ ss.

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 _____

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Elizabeth Derby
1966 Huron Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

John M. Phillips
82084 Blue View Drive
Veneta, OR 97487
GRANTEE'S NAME AND ADDRESS

After recording return to:

ABOVE.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of November, 1978, at 3:39 o'clock P.M., and recorded in book M78 on page 25536 or as file/reel number 58268

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By _____ Deputy

Fee \$3.00