

1-1-74

58916

WARRANTY DEED

Vol. M78 P2630KNOW ALL MEN BY THESE PRESENTS, That Mary O. Shults

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary O. Shults and Brian J. Shults and Tracey E. Shults, 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:

The Northerly 90 feet of Lots 5 and 6 in Block 19 of HOT SPRINGS ADDITION in the City of Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any.

(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 \$ 13,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) ⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See CRS 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 27th day of NOVEMBER, 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.

Mary O. Shults

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of

Klamath

ss.

Nov. 27, 1978

Personally appeared the above named

MARY O. SHULTS

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

Before me

Wm. D. Milne

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-30-81

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 _____

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to

Mary O. Shults
1635 Cass Street
City

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,

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of November, 1978, at 2:14 o'clock P.M., and recorded in book M78 on page 26630 or as file/reel number 58916, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline D. Milne Recording Officer
Deputy

Fee \$3.00