

A-29821

FORM No. 633-WARRANTY DEED (Individual or Corporate).

1-1-74

60221

WARRANTY DEED

Vol. M78 Page 28740

STEVENS-NEWS LAW PUBLISHING CO., PORTLAND, OR 97204

KNOW ALL MEN BY THESE PRESENTS, That EXECUTRANS, INC., a New York Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. ZELNAR and MAUREEN A. ZELNAR, husband and wife, 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 5, Block 9, Third Addition to Moyina, Tract 1003, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Trust Deed, including terms and provisions thereof, given by Merlyn Dean Kraft and Wendy Ann Kraft as grantor, to William Ganong as Trustee for First Federal Savings and Loan Association as beneficiary, dated May 14, 1976, recorded May 14, 1976 in Vol. M76, page 7244, Microfilm records of Klamath County, Oregon to secure the payment of \$44,100.00, which Grantees herein agree to assume and pay.

(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

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$44,100.00

~~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).~~ (The sentence between the symbols ①, 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 14th day of December, 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)

STATE OF OREGON,

County of _____ ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

EXECUTRANS, INC., a New York Corporation

By: Mark Dunn, Relocation Advisor

By: Marilyn J. Kell, Closing Supervisor

STATE OF OREGON, County of Santa Clara ss.

December 14, 1978

Personally appeared Mark Dunn

Marilyn J. Kell

each for himself and not one for the other, did say that the former is the Relocation Advisor and that the latter is the Closing Supervisor

Executrans, Inc.

and that the seal affixed to the instrument was signed and sealed in behalf of said corporation by authority of the board of directors, and each of them acknowledged said instrument to be voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE
SANTA CLARA COUNTY
Expires March 20, 1981

Executrans Inc.

GRANTOR'S NAME AND ADDRESS

Zelnar

GRANTEE'S NAME AND ADDRESS

After recording return to:

John E. & Maureen A. Zelnar
6727 Eberlien
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

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 December, 1978, at 1:44 o'clock P.M., and recorded in book M-78 on page 28740 or as file/reel number 60221

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: _____ Recording Officer
Deputy

Fee \$3.00