

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1179 Page 402

K-31375 60627

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND G. BIDE GARY and LORENE K. BIDE GARY, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED A. HANSON and HELEN M. HANSON, 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:

All of Lot 4, and the North 85 feet of Tracts 29, 30, 31, and 32, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

Exceptions number 1, 2, 3, 4, 5, 6, 7, 9, 10 and 11 as set forth in Klamath County Title Company Preliminary Title Report, Order Number K-31375.

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon 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 \$48,500.00. However, the actual consideration consists of or includes other property or value, or both, which is not stated in the above recited consideration. (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 4 day of January, 1979; 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 Klamath } ss.
January 4, 1979

Personally appeared the above named
Raymond G. Bidegary and Lorene K. Bidegary

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of Klamath } ss.
January 4, 1979

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: _____

RAYMOND G. BIDE GARY

GRANTOR'S NAME AND ADDRESS

FRED A. HANSON

GRANTEE'S NAME AND ADDRESS

After recording return to:
FRED A. HANSON2505 El Dorado
K.F.

NAME, ADDRESS, ZIP

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

DVA

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of January, 1979, at 3:04 o'clock PM., and recorded in book 11-79 on page 462 or as file/reel number 60627.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline M. Milne, Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY