

60630

MT 6999-17  
WARRANTY DEED

Vol. M79 Page 463

KNOW ALL MEN BY THESE PRESENTS, That Isabel O. Herr and Margaret Spuller, not as tenants in common, but with the right of survivorship,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James J. Malone and Barbara E. Martin, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, 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 7, Block 26, TRACT 1113, OREGON SHORES, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions as recorded in Volume M77, page 22105 records of Klamath County, Oregon.

Assessments of Oregon Shores Recreational Club, Inc.

Reservations and restrictions as shown on dedicated plat.

Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: May 19, 1978

Recorded: July 17, 1978

Volume M78 page 15271, Microfilm Records of Klamath County, Oregon.

Amount: \$3,600.00

Grantor: Isabel O. Herr and Margaret H. Spuller

Trustee: Transamerica Title Insurance Company, a California Corporation

Beneficiary: Wells Fargo Realty Services, Inc. a California Corp.

(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 as stated above, or those appearing upon the land, if any, as of the date of this deed.

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 \$ 5,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 5 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, ) ss.  
County of Klamath  
1-5, 19 79

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 \_\_\_\_\_

Personally appeared the above named Margaret Spuller, individually and as attorney in fact for Isabel O. Herr.

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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)

(OFFICIAL SEAL)

Before me: Linda Steele

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

Isabel O. Herr and Margaret Spuller

GRANTOR'S NAME AND ADDRESS

James J. Malone and Barbara E. Martin

GRANTEE'S NAME AND ADDRESS

After recording return to:

James J. Malone & Barbara E. Martin

6655 Woodley Apt. 17

Van Nuys Calif. 91406

NAME, ADDRESS, ZIP

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

James J. Malone and Barbara E. Martin

6655 Woodley Apt. 17

Van Nuys, California 91406

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of January, 1979, at 3:18 o'clock P.M., and recorded in book M-79 on page 466 or as file/reel number 60630

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$3.00

By Jacqueline J. Milne Recording Officer Deputy