

61503

MT 2303-L
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Carrol Joe Scronce and Betty L. Scronce, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James D. Krueger and Lorrie A. Krueger, 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 3 in Block 7 in the City of Merrill, according to the official plat thereof on file in the office on the County Clerk of Klamath County, Oregon.

SUBJECT TO: City, liens, if any, due to City of Merrill.

(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 apparent 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 \$39,650.00

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 22 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

January 22, 19 79

Personally appeared the above named

Carrol Joe Scronce and

Betty L. Scronce

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

October 11, 1981

Carrol Joe and Betty L. Scronce

GRANTOR'S NAME AND ADDRESS

James D. and Lorrie A. Kruegar

P.O. Box 784

Merrill, Oregon 97633

GRANTEE'S NAME AND ADDRESS

James D. and Lorrie A. Kruegar

P.O. Box 784

Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

James D. and Lorrie A. Kruegar

P.O. Box 784

Merrill, Oregon 97633

NAME, ADDRESS, ZIP

Carrol Joe Scronce

Carrol Joe Scronce

Betty L. Scronce

Betty L. Scronce

STATE OF OREGON, County of _____) ss.

19 _____

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of January, 1979, at 4:10 o'clock P.M., and recorded in book M79 on page 1866 or as file/reel number 61503

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Br. Bernetha H. H. H. Deputy

Fee \$3.00