61627

KNOW ALL MEN BY THESE PRESENTS, That LARRY ELLIOTT SAFLEY and EVELYN KATHLEEN SAFLEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAY STEVEN BINNS and SANDRA JO. BINNS, 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 ap-

WARRANTY DEED

The East 50 feet of Lots 12, and 13, Block 39 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 39 aforesaid; thence West along the South line of Lot 13, 50 feet; thence North parallel to the alley through Block 39 to Esplanade; thence North-east along Esplanade to the most Northerly corner of Lot 12; thence South along the East line of Lots 12 and 13 to the place of beginning.

(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, easements or restriction of record, or easements and restrictions common to the area or apparent on the face of the land

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 \$ 45,250.00 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 33²²²day of <u>January</u>, 19.79; 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. × Larry Ellistt Safley by Evelyn Kattelien Safley attorney in J × Evelyn Ratteleen Safley

(If executed by a corporation, affix corporate seal)

ment to be ... their

1928 Esplande

After recording return to:

K. FALL

STATE OF County o	{;	
Januar	 	

My commission expires:

Larry E. and Evelyn K. Safley

Klamath Falls, Oregon 97601

Jay S. and Sandra Jo Binns

KLAMATH FIRST FEOERAL

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

SAME

NAME, ADDRESS, ZIP

3550 Meadowlark Drive Casper, Wyoming 82601

540 MAIN 5'

Personally appeared the above named LARRY ELLIOTT SAFLEY and EVELYN KATHLEEN SAFLEY

and acknowledged the foregoing instru-

secretary of , a corporation , a corporation, and that the seal atlixed to the foregoing instrument is the corporate of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

STATE OF OREGON,

County of Klamath.

I certify that the within instru-

ment was received for record on the 24thday of January 1979

at 3:10o'clock, P. M., and recorded

each for himself and not one for the other, did say that the former is the

Vol. m

9 Page

and that

who, being duly sworn.

(OFFICIAL

SEAL)

SS.

OTA PBOTO me Douel Bert Amulter SEAL) UB Notary Public for Oregon

Notary Public for Oregon My commission expires:

Before me:

STATE OF OREGON, County of. Personally appeared

SPACE HESENVED FOR

RECORDER'S USE

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

file/reel number 61 627

Man. D. Milno Recording Officer Dernethas Afits Ch. Deputy By Dernethas

-Fee-\$3.00----