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62912

WARRANTY DEED

Vol. 779 Page 4039



PACIFIC WEST MORTGAGE CO., an Oregon

KNOW ALL MEN BY THESE PRESENTS, That

Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TED B. CASE and SHIRLEY J. CASE, husband and wife

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:

Beginning at a point on the Westerly line of 8th street 60 feet Northwesterly from the most Easterly corner of Lot 5 of Block 64, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southwesterly and at right angles to said line of 8th Street 130 feet, more or less, to the Westerly line of Lot 4 of Block 64; thence Northwesterly along said Westerly line of Lot 4 to the Easterly line of Prospect Avenue; thence Northerly along said Easterly line of Prospect Avenue to an intersection of said line parallel with the course first above described and 65 feet Northerly therefrom; thence Northeasterly along said parallel course to the Westerly line of 8th Street; thence Southeasterly along said Westerly line of 8th Street, 65 feet to the point of beginning, being parts of Lots 4 and 5 of Block 64 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

(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

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 \$23,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 7th day of February, 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

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:

STATE OF OREGON, County of Marion ss.

February 7, 1979

Personally appeared H. CLAYTON LIVENGOOD xxx

who, being duly sworn, each for himself and not one for the other, did say that the xxx is the president and xxx of the xxx

xxx of PACIFIC WEST MORTGAGE CO.

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:

Notary Public for Oregon

My commission expires: 4/16/82

PACIFIC WEST MORTGAGE CO.

P. O. Box 497

Stayton, OR 97383

GRANTOR'S NAME AND ADDRESS

Ted B. Case & Shirley J. Case

4340 Sycamore

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ted B. Case & Shirley J. Case

4340 Sycamore

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Ted B. Case & Shirley J. Case

4340 Sycamore

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of February, 1979, at 3:24 o'clock P.M., and recorded in book M79 on page 4039 or as file/reel number 62912

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice H. Helock Recording Officer Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE

