

62933

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William F. Scott and Gayle J. Scott, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William G. Scott, 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:

Lots 35 and 36 in Block 6 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

Mortgage, including the terms and provisions thereof, dated April 14, 1978, recorded April 17, 1978, in Book M78 at page 71392, Microfilm Records, given to secure the payment of \$20,000.00 with interest thereon and such future advances as may be provided therein, executed by William F. Scott and Gayle J. Scott, husband and wife, to Western Bank, an Oregon banking corporation, which William G. Scott agrees to assume and pay, the present unpaid principal balance of which is \$19,011.04 with interest paid to February 15, 1979, to Western Bank.

(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 set forth herein,

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 \$ 65,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 23rd 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 Klamath ) ss.  
February 23, 1979.

Personally appeared the above named William F. Scott and Gayle J. Scott, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-19-81

STATE OF OREGON, County of ) ss.  
February 23, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William G. Scott  
834 Richmond  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

William G. Scott  
834 Richmond  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of February, 1979, at 10:43 o'clock A.M., and recorded in book M79 on page 4071 or as file/reel number 62933, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline J. Metter, Recording Officer Deputy

Fee \$3.00