

K-31601

1-1-74

63063

WARRANTY DEED

Vol. *M 7* Page. **4297**



KNOW ALL MEN BY THESE PRESENTS, That AUGUST HAUPTMANN and THELMA JUANITA HAUPTMANN, Husband and Wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. GAMACHE, SR., 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:

The Northwesterly 55 feet of Lots 1 and 2 in Block 19 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Reservations, restrictions and rights-of-way of record or apparent on the face of the land,

(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 those as set forth above,

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 \$7,000.00

~~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 26 day of February, 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.

(If executed by a corporation,
affix corporate seal)

August Hauptmann
Thelma Juanita Hauptmann

STATE OF OREGON,)
County of Klamath) ss.
February 26, 19 79

Personally appeared the above named
August Hauptmann and Thelma
Juanita Hauptmann,

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

Before me:
(OFFICIAL SEAL) *Richard Lewis*
Notary Public for Oregon
My commission expires: 7/19/82

STATE OF OREGON, County of _____) ss.
_____, 19 _____

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 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.

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

HAUPTMANN

GRANTOR'S NAME AND ADDRESS

GAMACHE

GRANTEE'S NAME AND ADDRESS

After recording return to:

John A. Gamache, Sr.
6736 Beckton Avenue
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
26th day of February, 19 79,
at 3:53 o'clock P.M., and recorded
in book M79 on page 4297 or as
file/reel number 63063,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne Recording Officer
By *Santhana S. Sathya* Deputy

Fee \$3.00

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