

1-174

63346

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO.,
an Oregon corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK SISLER
or HELEN W. SISLER, 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:

Lot 8, Block 1, STEWART, in the County of Klamath, and State of Oregon.

SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the Westside Sanitary District.

FURTHER SUBJECT TO: By instrument recorded in Book 69 at page 441, Klamath County, Oregon Deed Records, a right of way was given to The California Oregon Power Company for transmission of electricity, to which reference is hereby made.

(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 taxes due for the 1978-1979 tax year and contract dated November 3, 1978, recorded November 6, 1978, Book M-78, page 24947, Deed Records, Klamath Co., Oregon 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 \$ 8,881.39.
However, the actual consideration consists of ~~or includes other property or value given or promised~~ which is ~~the whole~~ consideration (indicate which).^⓪ (The sentence between the symbols^⓪, 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 1st day of March, 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.

PACIFIC WEST MORTGAGE CO.

(If executed by a corporation, affix corporate seal)

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

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.
March 1, 1979

Personally appeared H. Clayton Livengood ~~ss~~
who, being duly sworn,

did say that he ~~is~~ the president of ~~the~~ 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:

Linda S. Nussell
Notary Public for Oregon

My commission expires: 11-20-81

(OFFICIAL SEAL)

Pacific West Mortgage Co.

P. O. Box 497

Stayton, OR 97383

GRANTOR'S NAME AND ADDRESS

Frank or Helen W. Sisler

2455 N.W. Marshall

Portland, OR 97201

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.

P. O. Box 497

Stayton, OR 97383

#2005cc NAME, ADDRESS, ZIP

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

Eric W. Klatt

4540 Greensprings Drive

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 5th day of March, 1979, at 9:29 o'clock A. M., and recorded in book M79 on page 4769 or as file/roll number 63346, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Mr. D. Milne Recording Officer
By Bernice A. Delach Deputy

Fee \$3.00