

63550

KNOW ALL MEN BY THESE PRESENTS, That SHERIDAN CATHEY, husband and wife,

CARROLL M. CATHEY and g. BETTY

for the consideration hereinafter stated to the grantor paid by GORDON GENE CULVER and SHARON D. CULVER, hereinafter called the grantor, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1 in Block 35 of HILLSIDE ADDITION, Klamath County, Oregon

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements, rights of way of record and those appurtenant on the land, and that grantor will warrant and forever defend the above granted 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 \$5,600.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). assumption of street improvement lien, \$1212.13.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the Fifth day of September, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 5, 1970.

Personally appeared the above named Carroll M. Cathey and g. Betty Sheridan Cathey and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-25-70

NOTE: Tentative between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Ross A. Wernum
1844 Crescent Ave.
Klamath Falls, Ore.
97601

STATE OF OREGON, County of Klamath, 1970 ss.

Personally appeared _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of March, 1979, at 9:44 o'clock A.M., and recorded in book M79 on page 5111. Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha J. Hulsch Deputy

Fee \$3.00