

04-11574 TA 38-18447

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

66418

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Monte E. Hill and Debbie G. Hill, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Julie M. Rhinevault, as to an undivided one-half interest and Bruce W. Snyder, as to an undivided one-half interest as tenants in common, 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:

Lot 641 in Block 119, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 35,600.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols (H), 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 30th day of April, 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)

Monte E. Hill

Debbie G. Hill

STATE OF OREGON, }
County of Klamath } ss.
April 30, 1979

Personally appeared the above named Monte E. Hill and Debbie G. Hill, husband and wife,

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

Before me:
(OFFICIAL SEAL)
Susan K. Karsch
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of } ss.
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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:

KEES4L
K. FALLS

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of May, 1979, at 10:35 o'clock A. M., and recorded in book 179 on page 9781 or as file/reel number 66418, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By [Signature] Deputy
Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE