

66430

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. COUEY and LINDA L. COUEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID R. JONES and IVY D. JONES, husband and wife, 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 15, Block 8, ORIGINAL PLAT, KLAMATH RIVER ACRES OF OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 a 10 foot utility easement; Restrictions contained in plat dedication; Real Estate Contract dated 12-2-76, recorded Dec. 10, 1976 in Volume M76, Page 19868, Microfilm Records of Klamath County, 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 \$ 6,247.00

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 14 day of March, 1977; 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.  
March 15, 1977

Personally appeared the above named James A. Couey and Linda L. Couey

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

Before me: Susan L. Lowell  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-15-80

James A. Couey  
JAMES A. COUEY  
Linda L. Couey  
LINDA L. COUEY  
STATE OF OREGON, County of ) ss.  
March 15, 1977

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: KEFSYL

NAME, ADDRESS, ZIP

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

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 1st day of May, 1979, at 10:53 o'clock A.M., and recorded in book M79 on page 9810 or as file/reel number 66430, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Pamela D. Hetsch Deputy

Fee \$3.00