

56466

WARRANTY DEED

Vol. 79 Page 9865

STANLEY W. EZELL

KNOW ALL MEN BY THESE PRESENTS, That

AND BETTY A. EZELL, Husband and Wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYLE W. RICHARDS,
AND KATHERYN L. RICHARDS, 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:

Lots 21, 22, 23 and 24, Block 28, MOUNTAIN VIEW 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 \$ 82,000.00
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 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)

Stanley W. Ezell
Betty A. Ezell

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

Personally appeared the above named
Stanley W. Ezell and Betty A. Ezell,
Ezell, husband and wife

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-28-1981

STATE OF OREGON, County of } ss.
1979

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:

UF 0

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

United States National Bank of Oregon
P. O. Box 789
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Realty Tax Service
321 S. W. Fourth Ave.
Portland, Oregon 97204

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
1st day of May, 1979,
at 3:42 o'clock P. M., and recorded
in book M79 on page 9865 or as
file/reel number 66466

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By Kenneth A. Hetch Deputy
Recording Officer

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE