

04-11600

TA 38-18996

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

1-1-74

68304

WARRANTY DEED

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

Vol. 77 Page 12874

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. GOLDEN and BARBARA A. GOLDEN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVE DIVINE and CYNTHIA DIVINE, 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 6, Block 1, Tract 1043, a Resubdivision of Tracts 11 and 28, HOMEDALE, in the County of Klamath, State of 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 except, easements or restriction of record, or easements and restrictions common to the area or apparent on the face of the land

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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of 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 12 day of JUNE, 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)

James R. Golden
Barbara A. Golden

STATE OF OREGON,
County of Klamath } ss.
JUNE 1, 1979

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

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

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: 3/24/81

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/24/81

James R. Golden and Barbara A. Golden, 3614 Montavilla, Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Steve and Cynthia Divine 1036 Eldorado Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS4L

NAME, ADDRESS, ZIP

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

S.M.I.E.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of June, 1979, at 11:21 o'clock A.M., and recorded in book 12874 on page 12874 or as file/reel number 68304
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ma. D. Milne
By _____ Recording Officer
Deputy

Fee \$3.00