

1-1-74

68367

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SWAN LAKE MOULDING COMPANY, an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE A. JONES and ARLYN M. 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:

Lots 44 and 45, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

(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 those above stated,

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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, 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 23d day of May, 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)

STATE OF OREGON, } ss.

County of } 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

By Alfred D. Collier President

By Dorothy V. Collier Secretary

STATE OF OREGON, County of Klamath ) ss.  
May 23, 1979

Personally appeared Alfred D. Collier and Dorothy V. Collier 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 Swan Lake

Moulding Company

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: Nov 16, 1982

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of June, 1979, at 9:23 o'clock A.M., and recorded in book 779 on page 13013 or as file/reel number 68367.

Record of Deeds of said county. Witness my hand and seal of County affixed.

By D. D. Milne Recording Officer  
By Bernice A. Heloth Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to

JOE A. + ARLYN M. JONES  
4835 SHASTA WAY  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Joe A. and Arlyn M. Jones  
4835 Shasta Way  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP