

1967

68593

Herschel ~~922~~ E. Bowman and

KNOW ALL MEN BY THESE PRESENTS, That
Emeteria C. Bowman, husband and wife

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Melvin R. Gomez and
Joan E. Gomez, husband and wife,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1 in Block 3 of RIVERVIEW SECOND ADDITION, Klamath County,
Oregon.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, dated June 6, 1912, recorded December 6, 1920 in Book 54 at page 432, Deed Records, in favor of California (for continuation of this deed see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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;

and that grantor will warrant and forever defend the above granted 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 \$ 7,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 19th day of April, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Herschel E. Bowman
Herschel E. Bowman

Emeteria C. Bowman
Emeteria C. Bowman

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 19, 1974

Personally appeared the above named
Herschel E. Bowman and
Emeteria C. Bowman
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) James W. Wesley
JAMES W. WESLEY
Notary Public for Oregon
My commission expires: 12-0-78
My commission expires

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

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 (OFFICIAL SEAL)
My commission expires:

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

TA-1D

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file number, Record of Deeds of said County.
Witness my hand and seal of County affixed.

By Title Deputy

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Oregon Power Company, for transmission line over Riverview Second Addition.

2. Trust Deed, including the terms and provisions thereof, dated June 5, 1972, recorded June 7, 1972 in Book M-72 at page 6075, given to secure the payment of \$3,097.69, with interest thereon and such future advances as may be provided therein, executed by Carol R. Monett and Mazie E. Monett, husband and wife to Trans-america Title Insurance Co., trustee for beneficiary C. I. T. Financial Services, Inc., which grantees do not agree to assume and pay and grantors agree to hold grantees harmless therefrom.

3. Unrecorded Contract of Sale dated June 15, 1972 wherein Carl Richard Monett and Mazie E. Monett, husband and wife, are Vendors and Herschell Ellis Bowman and Eneteria C. Bowman, husband and wife, are Vendees. This Contract is not assumed by Vendees, Melvin R. Gomez and Joan E. Gomez, and Vendors covenants that they will fully pay and perform said Contract prior to the time Vendees have paid and performed the Contract between Vendees and Vendors, and they will hold Vendees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 7th day of June A. D. 1972 at 12:35 clock A. M., and
 duly recorded in Vol. 170, of Deeds on Page 13360

Wm D. MILNE, County Clerk
 By Bernard Hetch

Fee \$6.00