

1-1-74

68876

WARRANTY DEED

Vol. m79 Page 13820



KNOW ALL MEN BY THESE PRESENTS, That Sharon Maddox aka Sharon Maddox Lerma

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sharon Maddox Lerma and Patricio Lerma Jr, 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 2 in Block 25 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(No consideration - This deed is recorded for the purpose of changing names.)

(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

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 \$ 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 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 12th 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.

Sharon Maddox Lerma

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
June 12, 1979

Personally appeared the above named

Sharon Maddox Lerma

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

Before me: *Dennis Fossler*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sharon Lerma
11920 Finley Ct.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Dennis Fossler

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of June, 1979, at 1:24 o'clock PM., and recorded in book 170 on page 13820 or as file/reel number 68876

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By *Dennis Fossler* Recording Officer
Deputy

Fee \$1.00

3000