

68892

WARRANTY DEED

Vol. 79 Page 13847

KNOW ALL MEN BY THESE PRESENTS, That HILBERT S. WARNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HILBERT S. WARNER & JAMES ALLEN WARNER, not as tenants in common but with right of survivorship 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 77 in Block 32, 4th ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

179 JUN 12 PM 3 18

(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 of record and apparent upon 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 \$ other than money. 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 1 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)

Hilbert S. Warner

STATE OF OREGON, ARIZONA

County of Marion ss. 6-1, 1979.

Personally appeared the above named

Hilbert S. Warner

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon, Arizona

My commission expires:

Oct. 4, 1980

STATE OF OREGON, County of

ss. 19

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Hilbert S. Warner
RES B4 146
Chandler, Ariz 85224
GRANTOR'S NAME AND ADDRESS

James Allen Warner
5810 SE 4th
Portland, Ore 97206
GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

Hilbert S. Warner
Rt # 3 Box 146

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 1:18 o'clock P.M., and recorded in book 179 on page 13847 or its file/reel number 68892.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne Recording Officer
By Bernice J. Helms Deputy

Fee \$3.00