

70487

WARRANTY DEED

MTC 80012 Vol. 179 Page 16481

KNOW ALL MEN BY THESE PRESENTS, That MILDRED G. SORENSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. DICK and IRENE D. DICK, 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, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES OF OREGON, LTD., according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- Continued on the reverse of this deed -

(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 as stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$ 60,000.00

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 5th day of July, 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)

Mildred G. Sorensen MILDRED G. SORENSEN by William F. Julian Her attorney in fact

STATE OF OREGON,) County of Klamath) ss. July 5, 19 79

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:

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named MILDRED G. SORENSEN and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: Anne Steele Notary Public for Oregon My commission expires: July 13, 1981

Form with fields for GRANTOR'S NAME AND ADDRESS (Mrs. Mildred G. Sorensen), GRANTEE'S NAME AND ADDRESS (Mr. and Mrs. James H. Dick), and recording return information (Mr. and Mrs. James H. Dick, Box 351, Keno, Or 97627).

Form with fields for STATE OF OREGON, County of, and recording officer information. Includes a large 'X' over the text: '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/reel number... Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

RECORDED

16482

- Continued from the front of this deed -

SUBJECT TO:

- 1. Reservations as contained in plat dedication.
- 2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: July 29, 1977

Recorded: July 29, 1977

Volume: M77, page 13603, Microfilm Records of Klamath County, Oregon

Amount: \$34,800.00

Grantor: John P. Sorensen and Mildred G. Sorensen, husband and wife

Trustee: William L. Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of Mountain Title Co.

on the 12th day of July A. D. 1979 at 3:12 o'clock P. M.

and duly recorded in Vol. M79, of Deeds on Page 16481

By W. D. MILNE, County Cl.
W. D. Milne

Fee \$6.00