

1-1-74

70567

WARRANTY DEED

Vol. 1479 Page 16612

KNOW ALL MEN BY THESE PRESENTS, That - - Laurie H. Hartwell and Mary S.

Hartwell, Husband and wife- - -

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by -Jon W. Hartwell, a Married Man, 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 5, Block 102, Buena Vista Addition, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land.

(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 \$3,290.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 9th day of April, 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)

Laurie H. Hartwell
Mary S. Hartwell

STATE OF California

County of Los Angeles

April 9, 1979

Personally appeared the above named Laurie H. Hartwell and Mary S. Hartwell

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

Before me:

Nancy Ann Day

Notary Public for California

My commission expires: 10-25-82

STATE OF Oregon, County of Klamath ss.

Personally appeared

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)

Laurie H. Hartwell and Mary S. Hartwell

6160 Glade Avenue

Canoga Park, California 91303

GRANTOR'S NAME AND ADDRESS

Jon W. Hartwell

1675 Linnea

Eugene, Oregon 97101

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jon W. Hartwell

1675 Linnea

Eugene, Oregon 97401

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of July, 1979, at 2:02 o'clock PM, and recorded in book 1479 on page 16612 or as file/reel number 70567.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

H. D. Milne

By J. M. Schuch Recording Officer
Deputy

Fee \$3.00

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