

1-1-74

70583

WARRANTY DEED

Vol. 779 Page 16640



KNOW ALL MEN BY THESE PRESENTS, That VERNA L. AYDELOTT, an estate in fee simple hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DICKEN CONSTRUCTION COMPANY 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:

All of Lot 6, and that portion of Lot 11 between Lots 5 and 6, and the Southerly 22 feet of Lot 5, in Block 50, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows: Commencing at the Southwesterly corner of Lot 6 in Block 50 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, thence Northwesterly along the Westerly boundary line of Lots 6, 11 and 5 of said Block, 152 feet; thence Easterly and at right angles to said Westerly boundary line, 53.2 feet to the Easterly boundary line of Lot 5 in said Block; thence Southerly along the Easterly boundary line of said Lots 5, 11 and 6, 152 feet; thence Westerly at right angles to said Easterly boundary line, 53.2 feet to the place of beginning.

SUBJECT TO: 1. Regulations for the City of Klamath Falls.

(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 easements, restrictions, reservations, rights of way of record, those apparent on the land and that which is common to real estate in the area 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 \$42,500.00

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 12 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.

Verna L. Aydelott

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 12, 1979

Personally appeared the above named
VERNA L. AYDELOTT

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 05/18/1982

STATE OF OREGON, County of) ss.
1979

Personally appeared and

whc, 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:

VERNA L. AYDELOTT
405 High Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
DICKEN CONSTRUCTION COMPANY
P.O. Box 692
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
CRANE & BAILEY, Attorneys at Law
540 Main Street, Suite 204
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

DICKEN CONSTRUCTION COMPANY
P.O. Box 692
Klamath Falls, OR 97601
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 4:09 o'clock P.M., and recorded in book 779 on page 16640 or as file/reel number 70583.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *L. D. Milne* Recording Officer
Deputy
Fee \$3.00

ok
5/20