

1-1-74

70931

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Phyllis McNair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arthur F. Trnka, 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 17 of Block 13, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in plat dedication of Hot Springs Addition.

(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 noted of record as of the date of this deed and 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 \$5,000.00

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 14 day of June, 1978; 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)

STATE OF OREGON, } ss.
County of Klamath }
June 14, 1978

Personally appeared the above named Phyllis McNair

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

Before me: *Anna Stelle*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-13-81

STATE OF OREGON, County of _____) ss.

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:

Phyllis Mae Mc Nair
1039 Alameda Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Arthur F. Trnka
4507 Laverne Ave
Kalamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

T/A Donna

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 19th day of July, 1978, at 3:18 o'clock P. M., and recorded in book 179 on page 17187 or as file/reel number 70931, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne Recording Officer
*By: *Annetha Adams* Deputy*

Fee \$3.00

SPACE RESERVED
FOR
RECORDERS USE