

71342

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD A. DOUGLAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN RYK ARTHUR and LEIGH ANN ARTHUR, 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 6, Block 43, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on 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 except as hereinabove set forth;

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 \$28,243.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The same between the symbols, if not applicable, should be deleted. See ORS 93.930.)

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 23rd 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)

STATE OF OREGON,

County of Klamath, ss. July 23, 1979.

I, Personally appeared the above named DONALD A. DOUGLAS

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

Before me: Linda L. Buehly Notary Public for Oregon My commission expires: 3-8-83

STATE OF OREGON, County of ss. 19

Personally appeared 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:

DONALD A. DOUGLAS
P. O. Box 45
Bangor, CA 95914

GRANTOR'S NAME AND ADDRESS

STEVEN RYK ARTHUR and LEIGH ANN ARTHUR
944 Eldorado
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEF-56

NAME, ADDRESS, ZIP

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

STEVEN RYK ARTHUR and LEIGH ANN ARTHUR
944 Eldorado
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 26th day of July, 1979, at 3:14 o'clock P.M., and recorded in book 179 on page 17823 or as file/reel number 71342, Record of Deeds of said county.

Witness my hand and seal of County affixed:

Ma. D. Milne, Recording Officer
By: Bernice W. Hilsch, Deputy

Fee \$3.00