

1-1-74

71779

WARRANTY DEED

Vol. 79

18468



KNOW ALL MEN BY THESE PRESENTS, That IMA F. CANTWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN HARDING and ROSEMARIE HARDING, 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:

Lots 13, 14, 15 and 16, Block 53, GRANDVIEW ADDITION TO BONANZA.

SUBJECT TO: Easements, restrictions 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

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 \$ 6,000.00

However, this deed is not intended to include any other property or value given or to be given by the grantor for the whole or part of the consideration (indicate which). (The sentence between the symbols "X" is not part of the deed.)

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 12th 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.

Ima F. Cantwell

IMA F. CANTWELL

(If executed by a corporation, affix corporate seal)

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

Personally appeared the above named IMA F. CANTWELL

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

Before me: Cynthia M. Owens  
(OFFICIAL SEAL)  
(Notary Public for Oregon)  
My commission expires: 5/2/80

STATE OF OREGON, County of ) ss.  
1979.

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:

Ima F. Cantwell  
P. O. Box 463  
Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

Ben Harding and Rosemarie Harding  
P. O. Box 157  
Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ben Harding and Rosemarie Harding  
P. O. Box 157  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Ben Harding and Rosemarie Harding  
P. O. Box 157  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of August, 1979, at 3:30 o'clock P.M., and recorded in book M79 on page 18468 or as file/reel number 71779.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. Milne

By \_\_\_\_\_ Recording Officer  
Deputy  
Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

279 AUG 2 PM 3 30