

1-1-74

72179

WARRANTY DEED

Vol. 179 Page 19100

KNOW ALL MEN BY THESE PRESENTS, That GERALD L. EARL and RITA D. EARL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KRIS KARL HENRY and JANINE ELLEN HENRY, 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 4, Block 13, BUENA VISTA ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon.

## SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable.
2. City lien, unit #266, card #020, which the Grantees herein agree to assume and pay the approximate balance of \$1,053.74.
3. Covenants, easements and restrictions, imposed by instrument recorded in Volume 12, page 250, Miscellaneous Records, and modified by instrument recorded in Volume 314, page 80.
4. Mortgage in favor of the State of Oregon Dept. of Veterans Affairs, recorded in Volume M78, page 19291, which the Grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon the land,

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 \$44,000.00

However, the actual consideration consists of or includes the property of value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ①, 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 10th day of August, 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)

Gerald L. Earl  
Rita D. Earl

STATE OF OREGON, }  
County of Klamath } ss.  
August 10, 1979

Personally appeared the above named Gerald L. Earl and Rita D. Earl

NOTARY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kris Karl Henry & Janine E. Henry  
728 Buena Vista Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of August, 1979, at 1:50 o'clock P.M., and recorded in book M79 on page 19100 or as file/reel number 72179, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$3.50

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