

72383

WARRANTY DEED

Vol. 679 Page 19428

KNOW ALL MEN BY THESE PRESENTS, That CHRISTOPHER M. BARUTH and BARBARA E. BARUTH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERTRAM N. CARVALHO, JR. and JANET CARVALHO, 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 14 in Block 35 of 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 TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Reservations and restrictions contained in Deed from E. P. Ivory, et ux to Keith L. Rice, et ux, dated April 30, 1948, recorded May 4, 1948 in Deed Volume 220, page 145, Records of Klamath County, Oregon.

(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 stated above, or 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 \$ 65,000.00. 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 15th 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)

CHRISTOPHER M. BARUTH  
BARBARA E. BARUTH

STATE OF OREGON,  
County of Klamath ss.  
August 15, 1979

STATE OF OREGON, County of \_\_\_\_\_ ss.  
August 15, 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 \_\_\_\_\_

Personally appeared the above named CHRISTOPHER M. BARUTH and BARBARA E. BARUTH, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Kristi L. Garrison  
Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Christopher M. Baruth  
1124 S. 16th St.

Grantor's Name and Address  
Plant Manitowish, Wisconsin 54220

Mr. and Mrs. Bertram N. Carvalho, Jr.  
6727 Kimberly Ct.  
Klamath Falls, OR 97601

Grantee's Name and Address

SAME as Grantee

NAME, ADDRESS, ZIP

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

SAME as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of August, 1979, at 12:27 o'clock P.M., and recorded in book 179 on page 19428 or as file/reel number 72383

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ma. D. Milne

By Deborah J. Milne Recording Officer  
Deputy

Fee \$3.50