

MOUNTAIN TITLE COMPANY

72609

WARRANTY DEED

Vol. M79 Page 1975

KNOW ALL MEN BY THESE PRESENTS, That Stephen E. Ihde and Nancy J. Ihde
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry P. Gentry
and Bernice L. Gentry, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, less the Northeasterly 10 feet; and the Northeasterly 17.9 feet of Lot 3
in Block 13, FIRST 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 1979-80, a lien, but not yet due and payable. 2. Sewer
and water use charges, if any, due to the City of Klamath Falls. 3. Mortgage,
including the terms and provisions thereof, given to secure an indebtedness with
interest thereon and subh future advances as may be provided therein. Dated: March 16,
1979, Recorded: March 16, 1979 in Volume M79, page 6067, Microfilm Records of Klamath
County, Oregon, Amount: \$42,500.00, Mortgagor: Stephen E. Ihde and Nancy J. Ihde,
husband and wife, Mortgagee: State of Oregon, represented and acting by the Director
of Veterans' Affairs (L-P08713) which Grantee hereby assume and agree to pay.

(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
above and those apparent on the land as of the date of this conveyance

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 \$ 54,500.00
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 13 day of August, 19 79;
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)

Stephen E. Ihde
Nancy J. Ihde

STATE OF OREGON,)
County of Klamath) ss.
August 13, 19 79

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 _____

Personally appeared the above named
Stephen E. Ihde & Nancy J. Ihde
and acknowledged the foregoing instru-
ment 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 be-
half 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)

Before me: Richard Hagen
Notary Public for Oregon
My commission expires: 2-7-80

Before me:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS
Henry P. Gentry and Bernice L. Gentry
428 Mt. Whitney
Klamath Falls, Oregon 97601

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 1979,
at 3:33 o'clock P. M., and recorded
in book 79 on page 9752 or as
file/reel number 72609,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Ma. D. Milner County Clerk

By Bernice L. Gentry Recording Officer
Deputy

Fee 3.50

MOUNTAIN TITLE COMPANY