

K-32345

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

72820

WARRANTY DEED

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Vol. 1779 Page 20125



KNOW ALL MEN BY THESE PRESENTS, That THEODORE B. BINGHAM AND GLADYS E. BINGHAM, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES D. WHITTEMORE AND BONNIE J. WHITTEMORE, 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 106 of Third Addition to Sportsman Park, according to the official plat thereof on file in the office of the County Clerk 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 Reservation and restrictions & Easements in Volumes 3 of Miscellaneous Book page 275, Deed Volumes 262 page 581, 279 page 99, Volume 360 page 232 & Volume 360 page 544.

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 \$ 4,000.00

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 9.010.)

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 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)

STATE OF OREGON,)
County of Klamath) ss.
August 23, 1979

Personally appeared the above named THEODORE B. BINGHAM AND GLADYS E. BINGHAM

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

(OFFICIAL SEAL)

Before me, *[Signature]*
Notary Public for Oregon
My commission expires: 7-19-82

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:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Charles & Bonnie Whittemore 3600 So. 6th St. 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,) ss.
County of Klamath

I certify that the within instrument was received for record on the 23rd day of August, 1979, at 3:08 o'clock P.M., and recorded in book/reel/volume No. 1779 on page 20125 or as document/file/instrument/microfilm No. 72820, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By *[Signature]* Deputy
NAME TITLE

Fee \$3.50