

1-1-74

73521

WARRANTY DEED

Vol. 1179 Page 21230

KNOW ALL MEN BY THESE PRESENTS, That
JAMES H. PATTON

WILLIAM C. RANSON and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY A. WANDERSCHIED and CLYDENE L. WANDERSCHIED, 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 3, Block 12, SECOND ADDITION TO CYPRESS VILLA, in the
County of Klamath, State of 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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land

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 \$ 59,900.00

the whole consideration (indicate which) (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 91.010.)

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 _____ day of _____, 19____; 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.
September 5, 1979

Personally appeared the above named
William C. Ranson and James
H. Patton.

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

Before me:

(OFFICIAL
SEAL)

Richard
Notary Public for Oregon

My commission expires: 5/14/80

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

Personally appeared _____ 4 _____ and _____ who, being duly sworn, 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

William C. Ranson & James H. Patton
5431 Sylvia
Klamath Falls, Oregon 97601

Gary A. & Clydene L. Wanderschied
4425 Hope Street
Klamath Falls, Oregon 97601

After recording return to:

Adi munda

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP:

STATE OF OREGON, }
County of Klamath } SS

I certify that the within instrument was received for record on the 5th day of September, 1979, at 3:13 o'clock P.M., and recorded in book reel volume No. M79 on page 21230 or as document/file/instrument/microfilm No. 73521. Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Donald D. Helick Deputy

Fee \$3.50