

73571

WARRANTY DEED

Vol. M79 Page 21301KNOW ALL MEN BY THESE PRESENTS, That Lorraine Maxwell and Mary L. Albert

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul W. Jones and Edna W. Jones, 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 in Block 7, CANAL 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: Taxes for the fiscal year 1979-80, a lien, not yet due and payable. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 \$ 12,000.00. 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 CRS 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 4 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)

Lorraine Maxwell  
Mary L. Albert  
Mary L. Albert

STATE OF ~~OREGON~~ California } ss.  
County of Los Angeles  
Sept. 4, 1979

Personally appeared the above named  
Lorraine Maxwell

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

Before me:  
(OFFICIAL SEAL) Jarvis C. Anderson  
Notary Public for Oregon  
My Commission Expires NOV 16, 1982

STATE OF Oregon } ss.  
County of Klamath  
9-6, 1979  
Personally appeared the above named  
Mary L. Albert  
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Rinda Stille  
Notary Public for Oregon  
My Commission Expires July 13, 1981

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 6th day of September, 1979, at 3:21 o'clock P.M., and recorded in book M79 on page 21301 or as file/reel number 73571, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By Deanne K. Hetch Deputy

Fee \$3.50