

1-1-74

WARRANTY DEED

Vol. 79 Page 22818



74530

KNOW ALL MEN BY THESE PRESENTS, That Charles A. Thorpe and Helen I. Thorpe, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Durant Real Estate, a partnership, 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 4, and that portion of Lot 5, Block 12, First Addition to Klamath River Acres, more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 12, said point being on the Easterly boundary of Ponderosa Lane, thence following said easterly boundary in a southeasterly direction 73 feet; thence Northeasterly on a line parallel to the South boundary of said Lot 4 to the Southwest boundary of Lot 2, Block 12; thence following said southwest boundary in a Northwesterly direction to the Southeast corner of Lot 4, Block 12; thence Southwesterly along said southerly boundary of Lot 4 to the point of beginning.

THIS DEED IS RECORDED TO CORRECT DESCRIPTION IN M-79 page 21543.

(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 those recited in Deed recorded M-79 on page 21543, records of Klamath County, Oregon.

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 \$ none. 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 ①, 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 24 day of September, 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)

Charles A. Thorpe
Helen I. Thorpe

STATE OF OREGON,)
County of Klamath) ss.
September 24, 1979

Personally appeared the above named

Charles A. Thorpe and
Helen I. Thorpe

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____, 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:

Charles A. Thorpe
16739 Ponderosa Lane
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Durant Real Estate
2340 South Sixth
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Durant Real Estate
2340 South Sixth
City

NAME, ADDRESS, ZIP

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

Durant Real Estate
2340 South Sixth
City

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of September, 1979, at 3:39 o'clock P.M., and recorded in book M79 on page 22818 or as file/reel number 74530

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha H. Hetch Deputy
Recording Officer

Fee \$3.50

79 SEP 26 PM 3 39