

1967

74562

KNOW ALL MEN BY THESE PRESENTS, That Leo F. Wallenburn and Dorothy A. Wallenburn

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Francis P. Nicolas and Patricia A. Nicolas, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: A parcel of land situated in Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point 624 feet North and 360 feet East of the Southwest corner and the NW 1/4 of Section, said point being the Southwest corner of that parcel of land conveyed to Louie Christianson and Inga Christianson as recorded in Deed Volume 176 at page 589; thence East 330 feet more or less to the West right of way line of Ogden Street; thence North along said right of way 66 feet thence West 330 feet; thence South 66 feet to the point of beginning. Reservations as shown by deed from A.J. Simmer, et al., to T.B. Watters dated September 21, 1938 and recorded September 24, 1938 in Book 117 at page 569, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$7,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^⓪

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the October 15 day of October, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KlamathPersonally appeared the above named Leo P. Wallenburn and Dorothy A. Wallenburn and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-18-76STATE OF OREGON, County of Klamath, ss.Personally appeared Leo P. Wallenburn and Dorothy A. Wallenburn, 1973

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Francis P. Nicolas etx
6258 Sage Way
K. Falls, Or.

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath, ss.

I certify that the within instrument was received for record on the 27th day of September, 1979, at 11:53 o'clock AM., and recorded in book M79 on page 22877 or as filing fee number 74562, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By Renee H. Hetch Deputy

Fee \$3.50

No.

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