

1-1-74

74770

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
Wendt Homes, inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
James S. & Veronica L. Jones, Husband and Wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Southerly 65 feet of lots 11 and 12 of Block 7, Buena Vista Addition, together
with the vacated 16 feet of Oregon Avenue adjacent to Lots 11 and 12 of Block 7,
Buena Vista Addition, in the City of Klamath Falls, 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 conditions, covenants, restrictions, reservations, rights, rights of way,
and easements, now of record,

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 \$ 63,500.00

~~However, the actual consideration consists of or includes other property or value then provided which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~
part of the

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 25 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.

[Signature]
[Signature]

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of _____, 19 _____

STATE OF OREGON, County of Klamath) ss.
September 25, 1979

Personally appeared _____ R. A. Kent _____ and
L. V. Wetter _____ 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 _____

Personally appeared the above named _____

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Wendt Homes, inc. _____ 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 be-
half 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:

[Signature]
Notary Public for Oregon
My commission expires: 4-27-82

(OFFICIAL SEAL)

Wendt Homes, inc.

GRANTOR'S NAME AND ADDRESS

James & Veronica Jones

GRANTEE'S NAME AND ADDRESS

After recording return to:
KFF-S 16th

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
1st day of October, 1979,
at 3:45 o'clock P.M., and recorded
in book M79 on page 23207 or as
file/reel number 74770
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Wm. D. Milne
By *[Signature]* Recording Officer
[Signature] Deputy

Fee \$3.50