



1-1-74

74770

WARRANTY DEED

Vol. M79 Page

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...~~  
The sentence between the symbols ( ), 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 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.

*R. A. Kent*  
*L. V. Wetter*

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of \_\_\_\_\_, 19 \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
September 25, 19 79  
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

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:

Personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.  
Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

*Judith D. Sullivan*  
Notary Public for Oregon  
My commission expires: 4-27-82

Wendt Homes, inc.

STATE OF OREGON, } ss.  
County of Klamath

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

SPACE RESERVED  
FOR  
RECORDER'S USE

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.

Wm. D. Milne Recording Officer  
By *Bernice A. Hetch* Deputy

Fee \$3.50

