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mtc

WARRANTY DEED

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Page

23251

KNOW ALL MEN BY THESE PRESENTS, That DORA LAVONNE WATKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. CADMAN and LOETTA A. CADMAN, 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:

Lots 1 through 10, Block 6, ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- Continued on the reverse side of this deed -

(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 on the reverse side of this deed, 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 \$45,000.00. However, the actual consideration consists of or includes other property or value given or promised when the whole consideration indicates which. (The sentence between the symbols @, if not applicable, should be deleted.)

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 15th day of October, 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.

Dora LaVonne Watkins
DORA LAVONNE WATKINS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
October 1, 1979

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ 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 _____

Personally appeared the above named DORA LAVONNE WATKINS

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

_____, 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.

Christi L. Garrison

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Ms. Dora LaVonne Watkins
2290 Corona
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. William J. Cadman
Harriman Rt. Box 80
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. William J. Cadman
Harriman Rt. Box 80
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. William J. Cadman
Harriman Rt. Box 80
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/peel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
_____ Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

- Continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. A 10 foot power line right of way, as shown on dedicated plat.
3. Reservations as contained in plat dedication.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M67, page 8359, and amended by instrument recorded in Volume M70, page 7024, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 2nd day of October A. D. 1979 at 8:45 clock A. M., an

fully recorded in Vol. M79, of Deeds on Page 23251

Wm. D. MILNE, County Clerk

By Bernard H. Ketch

Fee \$7.00

