

1-1-74

75046 WARRANTY DEED

Vol. 79 Page 23622



KNOW ALL MEN BY THESE PRESENTS, That Charles Melvin Howie and Ernestine Pennelope Howie, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jimmy Jay Fallon and Kathryn Ann Fallon, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Portion of Lots 1 and 2 in Block 49 of First Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at the Northeast corner of said Lot 1; being the corner of 4th and Washington Streets; thence West along Washington Street 55.6 feet; thence South and parallel with 4th Street, 30 feet; thence West and parallel with Washington Street 6.4 feet; thence South and parallel with 4th Street, 10 feet; thence East and parallel with Washington Street, 62 feet to West line of said 4th Street; thence North along said line of 4th Street 60 feet to the place of beginning

(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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land

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 \$ 11,000.00

~~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) ^⓪ (The sentence between the symbols ⓪, 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 Aug, 19 75;
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)

Ernestine Pennelope Howie
Charles Melvin Howie

STATE OF OREGON,)
County of Klamath) ss.
August 25, 19 75

Personally appeared the above named Charles Melvin Howie and Ernestine Pennelope Howie

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

Before me
(OFFICIAL SEAL) *Margaret Cunard*
Notary Public for Oregon
My commission expires 11-20-77

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 _____

_____, 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)

Charles Melvin & Ernestine Howie
405 High Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Jimmy Jay and Kathryn Ann Fallon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Fallon
334 N. 4th

K. Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Jimmy Jay and Kathryn Ann Fallon

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of October, 19 79, at 3:45 o'clock, P.M., and recorded in book M79 on page 23622 or as file/reel number 75046, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. B. Milne
By *Bernetha Phelps* Recording Officer
Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE