

1-1-74

77975

WARRANTY DEED

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## KNOW ALL MEN BY THESE PRESENTS, That

Bob Ernst Homes, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Gilbert &amp; Gloria Valentine, 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:

Lot 2, Block 11, Tract No. 1143, Resubdivision of a portion of Blocks 11, 12, 13, and 14, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, 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 \$ 50,900.00

However, the actual consideration consists of a cash payment of \$50,900.00, and the balance of the purchase price of the property, or value of the property, is to be paid by the grantee, in installments, as follows: (indicate which) (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 28 day of November, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
November 28, 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

Bob Ernst 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 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:

Judith S. Sullivan

Notary Public for Oregon

My commission expires: 4-27-82

Bob Ernst Homes, Inc.

P. O. Box 1329

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Gilbert &amp; Gloria Valentine

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gilbert and Gloria Valentine

2536 Link

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs

1225 Ferry S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 11th day of December, 1979, at 3:23 o'clock P.M., and recorded in book/reel/volume No. M79 on page 28512 or as document/fee/file/instrument/microfilm No. 77975, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Bernetha Phelps Deputy

Fee \$3.50