

78842

WARRANTY DEED

Page 29935

KNOW ALL MEN BY THESE PRESENTS, That LORETTA BOSWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL A. MONTGOMERY and RICHARD T. DUDY, 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:

That part of Lot 1 in Block 65 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, described as follows:

Beginning at a point of the Southerly line of Ninth Street, 52 feet northwesterly of the Easterly corner of Lot 1, Block 65; thence Southwesterly parallel with Franklin St. (now Grant St.) 86 feet; thence Northwesterly parallel with Ninth Street 52 feet; thence Northeasterly parallel with Franklin Street (now Grant St.) 86 feet; thence Southerly along the line of Ninth Street, 52 feet to the point 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: Reservations contained in deed recorded December 14, 1938 in Vol. 119, page 199,

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 \$ 6,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 20th day of January, 1978; 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 Butte, ss.  
January 20, 1978.

Personally appeared the above named  
Loretta Boswell

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

Before me, *Edith McLean*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-29-80

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: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Messrs. Paul M. Montgomery &  
Richard T. Dudy  
3511 Evergreen Dr., City 97601  
NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of December, 1979, at 3:31 o'clock P.M., and recorded in book 1179 on page 29935 or as file/reel number 78342.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Denetha Heloch* Recording Officer Deputy

Fee \$3.50