

1-1-74

80368

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VANCE L. TAYLOR and SHERYL M. TAYLOR, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN O'MAICIN, 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 17, 18 and 19 in Block 20, SECOND ADDITION TO KLAMATH FALLS, in the County of Klamath, State of 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 easements and restrictions of record and those apparent on the face of the land and common to the area

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 \$ 1,750.00

However, the actual consideration received by the grantee includes other property or value given or promised which is the whole consideration (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 5 day of January, 1980; 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 IDAHO, }
County of Canyon } ss.

On this Fifth day of January in the year 19 80, before me a Notary Public

in and for said State, personally appeared Vance L. Taylor and Sheryl M. Taylor known to me to be the person s whose name s subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)

Notary Public for the State of Idaho

Residing at Greenleaf Idaho

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of February, 19 80, at 10:40 o'clock A.M., and recorded in book/reel/volume No. 1180 on page 2449 or as document/fee/file/instrument/microfilm No. 80368, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernthard Helich Deputy

Fee \$3.50

Mr. & Mrs. Vance L. Taylor
P.O. Box 113
Greenleaf, ID 83626

GRANTOR'S NAME AND ADDRESS

Brian O'Maicin
201 Alameda
K. Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Transamerica Title Brian O'Maicin
600 Main St. 201 Alameda
Klamath Falls, OR 97601

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

80 FEB 7 AM 10 40