

81655

WARRANTY DEED

Vol. 80

4461

KNOW ALL MEN BY THESE PRESENTS, That ED L. HOWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES AND TRAN NGHI EDWARDS

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 15, Block 2, LaWanda Hills

(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

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 \$ 21,500.00

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). (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 13 day of September, 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)

Ed L. Howell

STATE OF OREGON,

County of Klamath } ss.  
 September 13, 1979

Personally appeared the above named  
 Ed L. Howell

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/12/83

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 be-  
 half 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:

Ed L. Howell  
 325 Main St.  
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

James Edwards and Tran Nghi Edwards  
 731 Center St.  
 El Segundo, CA 90245

GRANTEE'S NAME AND ADDRESS

After recording return to:

James Edwards and Tran Nghi Edwards

NAME, ADDRESS, ZIP

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

James Edwards and Tran Nghi Edwards

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
 10th day of March, 1980,  
 at 12:03 o'clock p. M., and recorded  
 in book 180 on page 4461 or as  
 file/reel number 81655,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Ma. D. Milne

Recording Officer  
 By Bernetha Deloch Deputy

Fee \$3.50

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