

1-1-74

1663

WARRANTY DEED

Vol. 780 Page 1490



KNOW ALL MEN BY THESE PRESENTS, That Garry W. Reed

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James D. Charles, 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 9, Block 35, First Addition to Klamath Forest Estates
as recorded in 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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ -0-
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 29th day of November, 1976; 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.

Garry W. Reed
Garry W. Reed

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
November 29, 1976

Personally appeared the above named
Garry W. Reed

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

Before me: *Margaret C. Gasky*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-19-77

STATE OF OREGON, County of) ss.
November 29, 1976

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: _____

Garry W. Reed
P. O. Box 5237
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
James D. Charles

Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

James D. Charles
11425 Hill Rd
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of March, 1980, at 2:51 o'clock PM., and recorded in book 189 on page 4490 or as file/reel number 31609

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By *Dunetha H. Hilsch* Deputy

Fee \$3.50

20 MAR 10 PM 2 51