

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALBERT LEA WILKINSON and BARBARA WILKINSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. HULL and ROSETTA E. HULL, 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:

W¹/₂ Lot 8, Block 1, ALTAMONT ACRES, according to the duly recorded plat on file with the Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.

(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 stated above,

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 \$11,500.00

~~However, the grantor hereby warrants that the above described premises are free from all encumbrances, except as stated above, and that the 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.~~

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 4 day of March, 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 OREGON,)
County of KLAMATH) ss.
MARCH 4, 19 80

Personally appeared the above named ALBERT LEA WILKINSON and BARBARA WILKINSON, husband and wife,

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

Subscribed me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/12/82

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____, 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:

H.S. SMITH
Attorney at Law
640 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

James D. and Rosetta E. Hull
3617 Boardman
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of March, 1980, at 4:15 o'clock P. M., and recorded in book, reel/volume No. 1130 on page 4568 or as document/fee/file/instrument/microfilm No. 31712. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ma. D. Milne
NAME TITLE

By Bernetha H. Hirsch Deputy

Fee \$3.50

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