

82541

WARRANTY DEED

MTC-8782K-1780

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KNOW ALL MEN BY THESE PRESENTS, That GERALDINE G. GAMACHE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY B. MOLATORE, 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:

The Northerly half of Lots 4 and 5, Block 48, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 those stated above or 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 \$ 9,000.00

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 31st 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.

Geraldine G. Gamache  
GERALDINE G. GAMACHE

(If executed by a corporation, affix a corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath )  
March 31, 1980

STATE OF OREGON, County of ) ss.  
March 31, 1980

Personally appeared the above named GERALDINE G. GAMACHE and acknowledged the foregoing instrument to be her voluntary act and deed.

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.

(OFFICIAL SEAL) Kristi L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/83

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Ms. Geraldine G. Gamache  
Bear Valley, Ashland Star Rt.  
Klamath Falls, OR 97601

Mr. Gary B. Molatore  
405 Cedar  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instrument was received for record on the 31st day of March, 1980, at 12:04 o'clock P. M., and recorded in book M-80 on page 5932 or as file/reel number 82541, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk  
By Jacqueline J. Milne  
Recording Officer  
Deputy

Fee \$3.50