

8-1438

WARRANTY DEED

Vol. 78 Page 9057

KNOW ALL MEN BY THESE PRESENTS, That BENJAMIN F. WADE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS K. IVEY and SANDIA C. IVEY, 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:

Beginning at a point 30.25 feet North 14 degrees 27' West of the Northwest corner of Lot 1, Block 2, First Addition to Buena Vista Addition, thence North 68 degrees 11' East 61.3 feet; thence North 115.87 feet to the South line of Bismark Street; thence North 76 degrees 30' West 101.35 feet along the South side of Bismark Street to the East line of Frederick Street, now known as Front Street; thence South 14 degrees 27' East along the East side of Frederick Street, now known as Front Street, to the point of beginning.

(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 \$ 7,500.00

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 14th day of May, 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.  
May 14, 1980

Personally appeared the above named  
Benjamin F. Wade

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-6-84

BENJAMIN F. WADE  
STATE OF OREGON, County of ) ss.  
1980

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:

Benjamin F. Wade  
275 NE San Bay-O Circle  
Newport, OR 97365  
GRANTOR'S NAME AND ADDRESS

Douglas Ivey

GRANTEE'S NAME AND ADDRESS

After recording return to:

Douglas K. & Sandia C. Ivey  
P. O. Box 636  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 16th day of May, 1980, at 3:31 o'clock P.M., and recorded in book M80 on page 9057 or as file/reel number 84438. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Bernetha Schloch Deputy

Fee \$3.50