



85379

WARRANTY DEED

10594



1980 JUN 10 AM 11 14

KNOW ALL MEN BY THESE PRESENTS, That JOE T. BIRDWELL and LaVERNE BIRDWELL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTURO CAZARES and LINDA CAZARES, 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:

Lots 1 through 6, in Block 10, as shown on the map entitled "STEWART", filed in the office of the County Clerk of 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 those of record and/or apparent upon the land,

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 \$ 28,900.00

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 6th day of June, 19 80; 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)

Joe T. Birdwell
Laverne Birdwell

STATE OF OREGON,)
County of Klamath) ss.
June 6, 19 80

STATE OF OREGON, County of _____) ss.
_____, 19_____
Personally appeared _____ and _____

Personally appeared the above named Joe T. Birdwell and LaVerne Birdwell

_____, 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 _____

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

_____, 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, *John B. Rubin*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-23-81

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:
Arturo and Linda Cazares
4407 Balsam Drive
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,)
County of Klamath) ss.
I certify that the within instrument was received for record on the 10th day of June, 19 80, at 11:14 o'clock A.M., and recorded in book M80 on page 10594 or as file/reel number 85379, Record of Deeds of said county.
Witness my hand and seal of County affixed.

By *John D. Milne* Recording Officer
Bernetha Helms Deputy