

1-1-74

K33309 85697

WARRANTY DEED

Vol. M80 Page 11114

KNOW ALL MEN BY THESE PRESENTS, That Charles R. Babb and Leona O. Babb

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert D. Cousineau and Theodore V. Harley, each an undivided one half interest, 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 22 in Block 5, Mountin Lakes Homesites, Tract 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; TRUST DEED, including the terms and provisions thereof, executed by Charles R. Babb et ux to Klamath County Title Co., as trustee for Edward C. Dore et al as beneficiaries, dated Sept 28, 1978, recorded October 27, 1978 in Vol M78 page 24251, records of Klamath County, Oregon, to secure payment of \$3,200.00., which said Trust Deed buyers herein agree to assume and pay according to its terms.

(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 \$ 7100.00

~~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 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)

Charles R. Babb
Leona O. Babb

by: Charles R. Babb
her attorney in fact

STATE OF OREGON

County of Klamath } ss.
June 17, 1980

Personally appeared the above named

Charles R. Babb

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

STATE OF OREGON, County of) ss.
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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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Robert D. Cousineau
Mr. Theodore V. Harley
2109 East Main, Medford, OR 97501
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) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

11115

On this the 17 day of June, 1980 personally appeared
Charles R. Babb
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Leona O. Babb and
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

(Signature)

my commission expires: 8-5-83

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Klamath County Title Co.

this 17th day of June A. D. 1980 at 11:59 o'clock A M., and

fully recorded in Vol. M80, of Deeds on Page 1114

Wm D. MILNE, County Clerk

By Bernetha H. Hetcher

Fee \$7.00