

1-1-74

87206

WARRANTY DEED

Vol. M80 Page 13587

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM KELLISON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DON D. SUTPHIN and GLORIA J. SUTPHIN, 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:

The East one-half of Tract 7, Block 5, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM: The Northerly 5 feet thereof for the widening of Maryland Avenue.

(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 listed above and reservations, restrictions, rights-of-way of record and those apparent on the land - - -

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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18 day of October, 1976; 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)

William Kellison

STATE OF OREGON, County of ss.

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:

Before me:
Notary Public for Nevada
My commission expires:

STATE OF NEVADA
County of Mineral ss.
October 18, 1976

Personally appeared the above named William Kellison

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

Before me:
Notary Public for Nevada
My commission expires:

William Kellison

GRANTOR'S NAME AND ADDRESS

Don D. and Gloria J. Sutphin
1809 Chinchalla Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Don D. Sutphin
1809 Chinchalla Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of July, 1980, at 9:58 o'clock A.M., and recorded in book M80 on page 13587 or as file/reel number 87206, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Bernetha Deputy

Fee \$3.50

GWENDOLYN F. ERICKSON



22/321