

1-1-74

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WARRANTY DEED

Vol. 14627

KNOW ALL MEN BY THESE PRESENTS, That: Holman Realty, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara Oglesby as and Nancy J. Tyrholm, as to 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 2, Block 12, TRACT NO. 11006, SECOND ADDITION TO CYPRESS VILLA, in The County of Klamath, State of Oregon.

Subject, however, to the following:

1. 1978-1979 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, assessment, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Set back provisions as delineated on the recorded plat, 25 feet from front lot line.

(For continuation of this document, see reverse side of this deed.)

(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 as noted of record as of the date of this deed and 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 \$54,450.00.

However, the actual consideration consists of or includes other property or value given or promised which is 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 19 day of September, 1978; 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.

HOLMAN REALTY, INC.

By: Harry T. Holman

By: Patricia R. Holman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ss. September 19, 1978.

Personally appeared Harry T. Holman and Patricia R. Holman 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 Holman Realty, Inc.

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:

Notary Public for Oregon

My commission expires:

MONNA K. RICK

NOTARY PUBLIC-OREGON

My Commission Expires 7/27/79

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ms. Barbara Oglesby & Nancy Tyrholm
5421 Sylvia
CH 97601

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

ALLIANCE OF OREGON (COUNTY OF KLAMATH) vs. TRANSAMERICA TITLE CO.
 Filed for record at request of TransAmerica Title Co.
 1987-01-13 13:37:00

his 6th day of August A.D. 1907
 duly recorded in Vol. M80 of Deeds on Page 14627.
 Wm D. MILNE, County Clerk
 Fee \$7.00
 For continuation of this document, see reverse side of this deed.

BY: _____
BY: _____

HOLMAN REALTY, INC.
September 1978
21 day of

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 1978.

The foregoing deed and all grammatical and syntactical errors therein shall be deemed corrected by reference to the original and all grammatical and syntactical errors therein shall be deemed corrected by reference to the original.

If not applicable, should be deleted (See ORS 93.00).

over-the-said-consideration-consists-of-includes-other-property-or-value-given-as-purchased-which-is

The true and actual consideration paid for this transfer stated in terms of dollars is \$ 61,450.00

demands of all persons whomsoever except those claiming under the above described encumbrances

and that

tor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever

not is lawfully seized in fee simple of the above granted premises free from all encumbrances except as recorded or record as of the date of this deed and those appearing upon the

and if any, as of the date of this deed,

have and to hold the same unto the said grantee and his heirs, successors and assigns forever

(Continued) CONTINUE DESCRIPTION ON REVERSE PAGE

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