

1-1-74

WARRANTY DEED

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88579

KNOW ALL MEN BY THESE PRESENTS, That BERT A. WALKER or LOUISE B. WALKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation, 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 6, Block 1, STEWART, in the County of Klamath, State of 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 regulations of the Westside Sanitary District; right of way recorded in Book 69, pg 441, Klamath County in favor of the California Oregon Power Company; Contract dated 10-25-78, recorded 10-26-78 in Book M-78, Page 24103 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 \$ 8392.28. However, the actual consideration ~~consists of~~ includes other ~~property~~ value given ~~in exchange~~ which is ~~part of the~~ consideration (indicate which). (The sentence between the symbols ①, 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 August, 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)

Bert A. Walker  
Louise B. Walker

STATE OF OREGON,

County of Marion } ss.  
August 18, 1980

Personally appeared the above named  
BERT A. WALKER or LOUISE B. WALKER, husband and wife

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

Before me:  
(OFFICIAL SEAL) [Signature]

Notary Public for Oregon

My commission expires: 2-3-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

\_\_\_\_\_, 19\_\_\_\_.

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: \_\_\_\_\_

BERT A. WALKER or LOUISE B. WALKER  
2232 42nd Ave. N.E., Space 594  
Salem, OR 97301

GRANTOR'S NAME AND ADDRESS

PACIFIC WEST MORTGAGE CO.  
P. O. Box 497  
Stayton, OR 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.  
P. O. Box 497  
Stayton, OR 97383

NAME, ADDRESS, ZIP

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

Robert C. Dicken  
4420 Onyx St.  
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 20th day of August, 1980, at 11:58 o'clock A.M., and recorded in book/reel/volume No. M80 on page 15762 or as document/fee/file/instrument/microfilm No. 88579, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ed. D. Milne TITLE  
By [Signature] Deputy

Fee \$3.50

#1994cc

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