

15861

HTC 543-1969

10:23
Vol. 76 Page 15962

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BETTY J. COLLEY formerly known as BETTY J. FREEMAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN G. HOUSER, Trustee for the benefit of Tawny R. Houser and Clyde E. Houser, sister & brother after 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 21 of INDUSTRIAL ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

Mortgage in favor of Raymond DeBellis recorded June 1, 1973 in Vol. M73, Page 6659, subsequently assigned by instrument recorded June 1, 1973 in Vol. M 73, Page 6965 to Melvin W. Ostrom or Edna M. Ostrom, husband and wife, which the Grantee herein agrees to assume and pay according to the terms contained therein.

(IF SPACE INSUFFICIENT, CONTINUE DISCUSSION 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 AS SET FORTH ABOVE

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 \$9,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the true and actual consideration of this transfer which is (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 2nd day of July, 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.

Betty J. Colley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
July 2, 1976

Personally appeared the above named
Betty J. Colley

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of _____

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Allen G. Houser, Trustee P. O. Box 191 Merrill, Oregon
NAME, ADDRESS, ZIP
Should a change be executed all tax statements shall be sent to the following address:
Allen G. Houser, Trustee 351 Martin Street Klamath Falls, Oregon
NAME, ADDRESS, ZIP

SPACE REMOVED FOR RECORDER'S USE

STATE OF OREGON,

County of KLANATH

I certify that the within instrument was received for record on the 7th day of JULY, 1976, at 9:10 o'clock A.M., and recorded in book M. 76 on page 10223 or as file/real number 15962

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
W. D. Milne Deputy

FEE \$ 3.00