M/T 9109 L-04-41944

MTC 9109

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

91267

WARRANTY DEED

Vol. M80 Page 20007

KNOW ALL MEN BY THESE PRESENTS, That..... Black Homes., inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... Richard J. and Joanne R. Powell, 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:

Lot 6, Block 11, Tract No. 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 conditions, covenants, restrictions, reservations, rights, rights of way, and easements, now of record

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 $ 55,200.00 ⓞ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 30 day of ..... September ....., 19 80 ; 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)

STATE OF OREGON,)
) ss.
County of .....)
....., 19..........

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 30., 19 80 .

Personally appeared ..... R. A. Kent ..... and ..... L. V. Wetter ..... 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 ..... Black Homes., 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:

Judith A. Sullivan

Notary Public for Oregon
My commission expires: 4-27-82

(OFFICIAL SEAL)

Black Homes., inc.
P. O. Box 1329
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Richard and Joanne Powell
2519 Hawkins
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard and Joanne Powell
2519 Hawkins
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
) ss.
County of ..... Klamath .....)

I certify that the within instrument was received for record on the 14th day of ..... October ....., 19 80 , at 2:10 o'clock P.M., and recorded in book/reel/volume No. M80 on page 20007 or as document/fee/file/ instrument/microfilm No. 91267 , Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
NAME

TITLE

By Bernetha A. Letsch Deputy

Fee $3.50