

1-1-74

54106

WARRANTY DEED

38-22849 Vol. M80 Page 24921



KNOW ALL MEN BY THESE PRESENTS, That STELLA BLANCHARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELWIN G. ROCKHOLT and JOYCE A. ROCKHOLT, husband and wife, 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:

Lots 5 and 6 in Block 14 of First Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO: Mortgage executed by Frank M. Hudson and Nadia M. Hudson, to United States of America, recorded March 22, 1968 in Vol. M-68, page 2253 and Assignment of Contract, recorded February 14, 1974 in Vol. M-74 page 2422 and the interests of Delwin Rockholdt, Joyce Rockholdt, Earl E. Cantwell, Ima F. Cantwell and Stella Blanchard thereunder. Contract being assigned is not of record; and also subject to restrictions, reservations, easements, rights of way of record and those apparent on the land, if any.

(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 above stated,

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 \$3,500.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration (indicate which) of this instrument between the parties. If the consideration is not stated in terms of dollars, the words "or value" should be added. See ORS 93-230.

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 24 day of January, 1975; 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,

County of Klamath

January 28, 1975

Personally appeared the above named

Stella Blanchard

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of December, 1980, at 3:58 o'clock P.M., and recorded in book M80 on page 24921 or as file/reel number 94106. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernetha Shetch Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

U.S. Bank
P.O. Box 69
City

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE