

1-1-74

95222

WARRANTY DEED

1378



KNOW ALL MEN BY THESE PRESENTS, That Adelle Lazarus, aka Adelia Lazarus, aka Adella Dye Lazarus

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bernice L. Walker

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 1 In Block 304, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, 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 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 \$ 17,900.00. 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 15th day of March, 1977; 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)

Adelle Lazarus, aka Adella Lazarus, aka Adella Dye Lazarus

STATE OF OREGON, County of Clatsop, March 17th, 1977

STATE OF OREGON, County of _____, 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.

Personally appeared the above named Adella Lazarus

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

Notary Public for Oregon My commission expires: Aug. 17, 1978

Notary Public for Oregon My commission expires:

LAZARUS GRANTOR'S NAME AND ADDRESS
WALKER GRANTEE'S NAME AND ADDRESS
Bernice L. Walker
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the 29th day of January, 1981, at 11:05 o'clock A.M., and recorded in book M81 on page 1378 or as file/reel number 95222
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
Recording Officer
By Bernice L. Hetsch Deputy

Fee \$3.50

281 JUN 29 AM 11 05