

1-1-74

95335

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert G. Nau and Sharon K. Nau

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ed L. Howell

Ed L. Howell, 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:

Lots 12 and 13, Block 3, STEWART ADDITION

(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 shown by Transamerica Title Insurance, Title number 38-23208, said exceptions to be the responsibility of the grantee

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 \$ 47,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 day of January, 1981; 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 ) ss.  
January 20, 1981

Personally appeared the above named

Robert G. Nau and Sharon K. Nau

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

Notary Public for Oregon

My commission expires: 11-26-81

Robert G. Nau and Sharon K. Nau

GRANTOR'S NAME AND ADDRESS

Ed L. Howell  
1855 Birch  
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ed L. Howell  
1855 Birch  
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

Ed L. Howell  
1855 Birch  
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ) ss.  
January 20, 1981

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, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1981, at 11:17 o'clock A.M., and recorded in book/reel/volume No. M81 on page 1542 or as document/fee/file/instrument/microfilm No. 95335, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME TITLE  
By Deputy

Fee \$3.50