

1-1-77 **34122 95849**

WARRANTY DEED

Vol. 781 Page 2395KNOW ALL MEN BY THESE PRESENTS, That Alice R. Holmes

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James D. Hart & Clasen F. Lambert, not as tenants in common, but with right of survivorship, 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 24 in Block 1 of Klamath River Acres, in the County of Klamath, State of Oregon, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; AND Trust Deed, including the terms and provisions thereof, dated April 9, 1979 recorded April 9, 1979 in Vol. M79 page 7813, Mortgage records of Klamath County, Oregon, WHICH SAID TRUST DEED, Grantees herein agree to assume and pay.

(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 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 \$ 42,750.00

~~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 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.

Alice R. Holmes
Alice R. Holmes

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of KlamathJanuary 30, 1981

Personally appeared the above named

Alice R. Holmes

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

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 be-
half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
c/o KCTCO

NAME, ADDRESS, ZIP

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

Klamath First Fed/S.loan
540 Main St.
Klamath Falls, OR

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of February, 1981,
at 3:24 o'clock PM, and recorded
in book/reel/volume No. M81 on
page 2395 or as document/fee/file/
instrument/microfilm No. 95849,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By Bernetha J. Hild Deputy

Fee \$3.50