

1-1-74

36027

WARRANTY DEED

Vol. 81 Page 2713

KNOW ALL MEN BY THESE PRESENTS, That JERRY ANGELO and BEVERLY J. ANGELO, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD ROBERT ARNOLD and MARY ANN ARNOLD, 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: Lot 15 in Block 6 of Tract 1025 Winchester, according to the Official plat thereof on file in the Office of the County Clerk of Klamath County,

Subject to Exceptions 2, 3, 4, 5, 6, 7, and 9 as set forth in Preliminary Title Report No. K-34011 of Klamath County Title Company, dated December 8, 1980, Exception No. 9 being set forth herein, as follows:
Subject to Contract of Sale, including the terms and provisions thereof, by and between Herman E. Forester and Myrtle Forester, husband and wife, sellers and Jerry Angelo and Beverly J. Angelo, husband and wife, purchasers, dated July 13, 1979, recorded July 23, 1979, in Volume M79, page 17373, Deed Records of Klamath County, Oregon, which said Contract Grantees herein expressly assume and agree to pay according to the terms and provisions thereof.

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

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$47,745.65.

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 GRS 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 15 day of December, 1980; 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)

[Signature]

STATE OF OREGON,
County of Klamath } ss.
December 15, 1980

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

Personally appeared the above named JERRY ANGELO and BEVERLY J. ANGELO, husband and wife,

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 _____

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

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) *[Signature]*
Notary Public for Oregon
My commission expires: 7-19-82

Before me:
Notary Public for Oregon
My commission expires: _____

JERRY ANGELO and BEVERLY J. ANGELO, husband and wife,

STATE OF OREGON,
County of Klamath } ss.

GRANTOR'S NAME AND ADDRESS
EDWARD ROBERT ARNOLD and MARY ANN ARNOLD, husband and wife,

I certify that the within instrument was received for record on the 17th day of February, 1981, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M81 on page 2713 or as document/fee/file/instrument/microfilm No. 96027. Record of Deeds of said county.

After recording return to:
Mr. and Mrs. Edward R. Arnold
4713 Sturdivant
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Until a change is requested all tax statements shall be sent to the following address:
EDWARD ROBERT ARNOLD and MARY ANN ARNOLD, 4713 Sturdivant
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
By *[Signature]* Deputy