

1-1-74

96902

WARRANTY DEED

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4220

KNOW ALL MEN BY THESE PRESENTS, That LLOYD E. CHIDESTER and HELEN L. CHIDESTER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KARL B. KERNS

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:

South 10 feet of Lot 4 together with the NW $\frac{1}{2}$ of the adjacent vacated alley of Lot 4 and the South 34 feet of Lot 5 and all of Lot 16, Block 38 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject to TRUST DEED, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$70,000.00, dated October 25, 1978, Recorded October 26, 1978, Book M-78, Page 24115, Trustor Lloyd E. Chidester and Helen L. Chidester, Trustee, Klamath County Title Company, Beneficiary, First National Bank of 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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record and those apparent upon the land

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 \$90,000.00. 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 7th day of March, 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

March 7, 1981

Personally appeared, the above named Lloyd E. Chidester and Helen L. Chidester

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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 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 9th day of March, 1981, at 3:55 o'clock P.M., and recorded in book/reel/volume No. M81 on page 4220 or as document/fee/file/instrument/microfilm No. 96902, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME Evelyn Biehny County Clerk

By Bernetha Delatach Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Karl B. Kerns
P.O. Box 527
Merrill, Oregon

NAME, ADDRESS, ZIP

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

1st National Bank of Oregon
P.O. Box 3131
Portland, Oregon 97208

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

981 MAR 9 PM 3 55