

1-1-74

97702

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Helen H. Dwyer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Helen H Dwyer and Edmond J. Dwyer

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 Three (3) in block Fifty-four (54) of Second Hot Springs Addition to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of 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 reservations, restrictions, easements and rights-of-way of record, and those apparent upon the land, and will warrant and defend the same against all persons and that who may lawfully claim the same, except as shown above.

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 \$..... 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 27th 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.

Helen H. Dwyer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

MARCH - 27th, 1981

ss.

STATE OF OREGON, County of) ss.

Personally appeared

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:

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-24-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Helen H. Dwyer
442 Michigan Ave
Klamath Falls, Or 97601

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of March, 1981, at 2:07 o'clock P.M., and recorded in book/reel/volume No. M81 on page 5570 or as document/tee/tile/instrument/microfilm No. 97702, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Debra Jansen Deputy