

1974

97941

WARRANTY DEED

Vol. MB1 Page 6026KNOW ALL MEN BY THESE PRESENTS, That Ed L. Howell

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Dennis Franklin

the grantee, and unto 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 12, Block 3, Steward Addition,
subject to adjustment of exact property
line as may be approved by Klamath County
Planning Commission.

(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

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 \$ 6,000.00

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 26 day of March, 19 81, 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.

Ed L. Howell
Ed L. Howell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
March 26, 19 81

} ss.

Personally appeared the above named

Ed L. Howell

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

11-6-83

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 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:

Ed L. Howell1855 BirchKlamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Dennis Franklin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis Franklin452 NE Greenwood
Bend, OR 97701

NAME, ADDRESS, ZIP

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

Dennis Franklin

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of April, 19 81, at 8:59 o'clock AM., and recorded in book MB1 on page 6026 or as file/reel number 97941

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Hebra A. Ganz Deputy

Fee \$37.50

SPACE RESERVED
FOR
RECORDER'S USE350
651