

1-1-74

98015

SPECIAL WARRANTY DEED

Vol. M81 Page 6141



KNOW ALL MEN BY THESE PRESENTS, That FRANK H. MC BAIN and EDITH V. MC BAIN, husband and wife

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD J. PAULTIS and PATRICIA ANN PAULTIS, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3, Block 18, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All those encumbrances of record and those apparent upon the land, if any, as of the date of this deed.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,500.00

~~Whereas the actual consideration paid for this transfer includes other property or value given or promised which is the whole consideration for the transfer.~~ (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 3rd day of April, 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.

Frank H. McBain

FRANK H. MC BAIN

(If executed by a corporation, affix corporate seal)

Edith V. McBain

EDITH V. MC BAIN

STATE OF OREGON,

County of Klamath

} ss.

April 3, 19 81

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 _____

Personally appeared the above named FRANK H. MC BAIN and EDITH V. MC BAIN, husband and wife

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

Before me, *Frederic L. Garrison*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Frank H. Mc Bain
5248 Orpine Court
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Richard J. Paultis
P.O. Box 161
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

KEEPAL

540 MAID

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 6th day of April, 19 81,

at 8:57 o'clock A.M., and recorded

in book M81 on page 6141 or as

file/reel number 98015

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By *Debra Jansen* Deputy

Fee \$3.50