

1-1-74

X-34609

881

WARRANTY DEED

Vol. M81 Page 10780



KNOW ALL MEN BY THESE PRESENTS, That Gary E. Cole and Emma J. Cole

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. & Rose Ella Putnam, husband & wife, Richard E. & Frances D. Putnam, husband & wife, 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 45 in Fair acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, EXCEPTING THEREFROM that portion taken by Klamath County for road purposes as described by instrument recorded December 2, 1963, in Deed Volume 349 page 474, records of Klamath County, Oregon

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Liens and assessments of Klamath Project and Enterprise Irrigation District.

(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 \$18,000.00. 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 16th day of June, 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 } ss.
June 16, 1981

Personally appeared the above named

Gary E. Cole and Emma J. Cole

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

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

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
3249 So. Sixth

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of June, 1981, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M81 on page 10780 or as document/fee/file/instrument/microfilm No. 881, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Liba A. Jones Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE

981 JUN 16 PM 3 35