

2458

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 1781 Page 13293

KNOW ALL MEN BY THESE PRESENTS, That JOHN J. KRATZMEYER AND JOHN W. KRATZMEYER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD JONES AND DEBORAH JONES 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 11 in Block 63 of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3 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

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 \$4,000.00. 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 14th day of July, 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, TEXAS

County of Wood July 14, 1981

Personally appeared the above named John J. Kratzmeyer and John W. Kratzmeyer and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-31-84

STATE OF OREGON, County of Klamath

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John J. and John W. Kratzmeyer Route 1

Mineola, Texas 75773

GRANTOR'S NAME AND ADDRESS

Richard Jones and Deborah Jones

GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Co. 836 Klamath Ave.

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Route 1, Box 690

Bonanza, Or. 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of July, 1981, at 3:02 o'clock P.M., and recorded in book/reel/volume No. M81 on page 13293 or as document/fee/file/instrument/microfilm No. 2458. Record of Deeds of said county.

Witness my hand and seal of County attixed.

Evelyn Biehn County Clerk

By Bernadette J. Hirsch Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE