

1-1-74

2989

FTE 777

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

LILLY MAUER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL GULLETT and RUTH WALKER, each as to an undivided $\frac{1}{2}$ interest, 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 51, Block 7, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, as recorded in 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: Recital as contained in the plat dedication. Covenants, conditions and restrictions as contained in a Declaration recorded July 12, 1963 in Volume 346, page 473. Assessments of the Klamath Recreational Association. 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 \$ 2,250.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, 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 4th day of August, 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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
 GLORIA MONTES
 NOTARY PUBLIC - CALIFORNIA
 PRINCIPAL OFFICE IN
 LOS ANGELES COUNTY
 My Commission Expires July 5, 1983

Lilly Mauers

STATE OF OREGON, CALIFORNIA } ss.
 County of Los Angeles,
August 4, 19 81

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 _____

Personally appeared the above named _____

Lilly Mauers

and acknowledged the foregoing instrument to be _____ her _____ voluntary act and deed.

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)

Before me:
Gloria Montes
 Gloria Montes

Notary Public for Oregon California
 My commission expires: July 5, 1983

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carl Gullett and Ruth Walker
722 1/2 Suza Avenue
Modesto, Ca. 95351

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 7th day of August, 19 81, at 3:56 o'clock P.M., and recorded in book/reel/volume No. M31 on page 14109 or as document/fee/file/instrument/microfilm No. 2989, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha J. Letcher Deputy

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