

1-1-74

3135

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Boyd J. Jackson, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Max H. Neff and Betty J. Neff, husband and wife, 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 41, PEIDMONT HEIGHTS, 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 except, the existing Mortgage in favor of Certified Mortgage Co. dated the 27th day of March, 1981, recorded in Book M-81 page 5590, and easements or restrictions of record, or easements and that restrictions common to the area or apparent on the face of the land 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 \$ 55,000.00. The whole consideration is hereby acknowledged to be the true and actual consideration for the property herein granted.

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 12 day of August, 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

August 12, 1981

Personally appeared the above named
Boyd J. Jackson, Jr.

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

Before me:
Notary Public for Oregon
My commission expires: 7-23-85

Boyd J. Jackson, Jr.

Klamath Falls, Oregon 97601

Max H. and Betty J. Neff
5428 Independence

Klamath Falls, Oregon 97601

After recording return to:

Max H. Neff and Betty J. Neff
5428 Independence
Klamath Falls, Oregon 97601

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

Max H. and Betty J. Neff
5428 Independence

Klamath Falls, Oregon 97601

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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of August, 1981, at 4:06 o'clock P.M., and recorded in book/reel/volume No. M81 on page 14342 or as document/fee/file/instrument/microfilm No. 3135, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernice J. Helcho Deputy

Fee \$3.50