

4559

WARRANTY DEED

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

Vol. M-81 Page 16709

KNOW ALL MEN BY THESE PRESENTS, That JEROME L. ADAMS and DARLENE T. ADAMS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation 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 11, Block 1, STEWART, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Westside Sanitary District.
2. By instrument recorded in Book 69 at page 441, Klamath County, Oregon Deed Records, a right of way was given to the California Oregon Power Company for transmission of electricity, to which reference is hereby made.

(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 contract dated November 3, 1978, recorded November 6, 1978, in Book M 78, page 24961 of the Klamath County Records, and 1978-1979 taxes

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 \$2,068.68. However, the actual consideration ~~XXXXXX~~ includes other ~~XXXXXX~~ value given ~~XXXXXX~~ which is part of the consideration (indicate which). (The sentence between the symbols (X), 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 September, 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)

Jerome L. Adams
Darlene T. Adams

STATE OF OREGON,

County of Marion

September 16, 1981

} ss.

Personally appeared the above named

JEROME L. ADAMS and DARLENE T. ADAMS, husband and wife

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

Before me:

(OFFICIAL SEAL)

Carolyn M. Borchard

Notary Public for Oregon

My commission expires: 8-3-85

STATE OF OREGON, County of

, 19

} ss.

Personally appeared

and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JEROME L. and DARLENE T. ADAMS
9453 Golf Course Rd.
Aumsville, OR 97325

GRANTOR'S NAME AND ADDRESS

PACIFIC WEST MORTGAGE CO.
P. O. Box 497
Stayton, OR 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

PACIFIC WEST MORTGAGE CO.
P. O. Box 497
Stayton, OR 97383

NAME, ADDRESS, ZIP

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

ZEBEDEE A. TAYLOR
4507 Cannon #50
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

#1993cc

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 18th day of September, 1981, at 1:31 o'clock P.M., and recorded in book/reel/volume No. M-81 on page 16709 or as document/fee/file/instrument/microfilm No. 4559. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By [Signature] Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$4.00

ck 400