

5911

WARRANTY DEED

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

Vol. M8 / Page 18884

KNOW ALL MEN BY THESE PRESENTS, That JAY F. SILVA and SHIRLEY A. SILVA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE E. GEISE and RUTH A. GEISE, husband and wife

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 7, Block 2 on the map entitled "FIRST ADDITION TO KENO HILLSIDE ACRES", filed in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Real property taxes for the year 1981-82, a lien due and payable. 2. Release of damages as by instrument recorded March 2, 1932 in Volume 97 at page 83 of Klamath County Deed Records, in favor of The California Oregon Power Co. 3. An easement recorded January 21, 1966 in Volume M66, page 604, Klamath County Microfilm Records, in favor of Pacific Power and Light Co. 4. Covenants, easements and restrictions, imposed by instrument recorded June 15, 1977 in Volume M77, page 10487, Klamath County Microfilm Records. 5. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded December 13, 1979 in Volume M79, page 28684, Klamath County Microfilm Records, which the Grantees herein agree to assume and pay according to the terms contained therein.

(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 as set forth above and apparent upon the land.

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 \$ 74,900.00

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 29th day of October, 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)

Jay F. Silva
Shirley A. Silva

STATE OF OREGON,

County of Klamath } ss.
October 29, 1981

Personally appeared the above named Jay F. Silva and Shirley A. Silva

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

Before me, Notary Public for Oregon, My commission expires: 5-6-84

STATE OF OREGON, County of _____, 19____ 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George E. & Ruth A. Geise
14239 Highway 66
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of October, 1981, at 1:16 o'clock P.M., and recorded in book/reel/volume No. M81 on page 18884 or as document/fee/file/instrument/microfilm No. 5911 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evglyn Biehn County Clerk
By Berntha A. Felich Deputy

Fee \$4.00