

TA-8-1493-4

7414

WARRANTY DEED

MSL 21388

KNOW ALL MEN BY THESE PRESENTS, That RUBY L. EDGAR

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 4, Block 44, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon.  
SUBJECT TO: Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.

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 a contract dated July 9, 1979, recorded July 11, 1979 in Book M-79, page 16383, Klamath County records and 1981-82 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 \$ 9,703.74 *PR*  
However, the actual consideration consists of ~~XXXXXX~~ other ~~XXXXXX~~ value given ~~XXXXXX~~ which is ~~XXXXXX~~ *PR*  
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 14<sup>th</sup> day of December, 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.

*Ruby L. Edgar*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of *Klamath* } ss.  
*December 14*, 1981

Personally appeared the above named Ruby L. Edgar

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: *11-2-82*

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 \_\_\_\_\_, a corporation, 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)

Ruby L. Edgar  
523 Lincoln  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Pacific West Mortgage Co.  
P. O. Box 497  
Stayton, Oregon 97383  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.  
P. O. Box 497  
Stayton, Oregon 97383  
NAME, ADDRESS, ZIP

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

Harry E. & Rebecca S. Simons  
614 Lincoln St.  
Klamath Falls, Oregon 97601  
#3212cc  
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 14 day of December 1981 at 3:51 o'clock P.M. and recorded in book/reel/volume No. M81 on page 21388 or as document/fee/file/instrument/microfilm No. 7414 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Deanne M. Biehn* Deputy  
Fee \$4.00