

10730

MTC-1149

WARRANTY DEED

Vol. 1187 Page 4427

KNOW ALL MEN BY THESE PRESENTS, That

Alva L. Edwards and Zan I. Edwards, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 James E. Nimmo and Beulah A. Nimmo, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to 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 as set forth above, or those apparent upon the land, if any,
 as of the date of this deed.

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 \$ 18,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)

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 8th day of April, 1982;
 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

April 8, 1982

Personally appeared, the above named
 Alva L. Edwards and Zan
 I. Edwards

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of Klamath

1982

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 be-
 half 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:

Alva L. Edwards and Zan I. Edwards

GRANTOR'S NAME AND ADDRESS

James E. Nimmo and Beulah A. Nimmo

337 Martin

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
 ment was received for record on the
 8th day of April, 1982,
 at 3:46 o'clock P.M., and recorded
 in book M 82 on page 4427 or as
 file/reel number 10730,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By _____ Deputy
 Fee \$4.00