

1-74

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Harry R. Waggoner and Norma E. Waggoner, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jo Ann Waggoner

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:

Undivided $\frac{1}{2}$ interest

Parcel 1: The Northerly 30 feet of Lot 6, Block 23 Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: The Southerly 20 feet of Lot 5 in Block 23 of Buena Vista Addition, 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

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 \$ none. However, the actual consideration consists of or includes other property or value given or promised which is ~~600000~~ consideration (indicate which). (The sentence between the symbols \circledast , 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 15th day of March, 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, ss.

County of Klamath, ss.
Mar. 15, 1982.

Personally appeared the above named Harry R. & Norma E. Waggoner and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me, Grace Huston

Notary Public for Oregon

My commission expires: 8/14/83

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Harry R. Waggoner
P.O. Box 664
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

Jo Ann Waggoner
P.O. Box 664
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry R. Waggoner
P.O. Box 664
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

Harry R. Waggoner
P.O. Box 664
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 15 day of April, 1982, at 3:03 o'clock P.M., and recorded in book reel/volume No. M. 82 on page 4659 or as document/fee/file/instrument/microfilm No. 10897. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By _____ Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE

82 APR 15 PM 3 03