

11534

WARRANTY DEED

STEVEN N. HESS LAW PUBLISHING CO., PORTLAND, OR, 97204

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KNOW ALL MEN BY THESE PRESENTS, That Donald Raymond Wharton, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John M. & Dorene R. Edwards, husband and wife, 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:

That property commonly known as 212 Lewis Street, Klamath Falls, being the Northerly Forty (40) feet of the East one half (1/2) of Lot 1, Block 7, Lakeside Addition. Tax reference: Code 1, map 4016 Tax lot 7.

82 MAY 5 AM 10 13

Donald Raymond Wharton
3420 Terrace Court #1531
Alexandria, Virginia 22302

GRANTOR'S NAME AND ADDRESS

John M. & Dorene R. Edwards
3575 Pine Grove Road
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

STATE OF OREGON

County of } ss.
I certify that the within instrument was received for record on the day of at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By Recording Officer
Deputy.

5647

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:

(1) a balance of approximately four thousand seven hundred ten dollars (\$4,710) which is to be assumed and paid by the buyers; and

(2) that portion of the 1977-1978 taxes owing for the months October thru June of those years;

and the grantor agrees to

warrant and forever defend the above granted 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 \$ 9,000

~~Notwithstanding to whomsoever the above premises are hereafter conveyed, the same shall remain subject to the above described encumbrances, which shall be paid by the grantor or its successors.~~ (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 2nd day of November, 1977; 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.

Donald Raymond Wharton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Washington, D.C. ss.

2nd November, 1977
Personally appeared the above named Donald Raymond Wharton

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 _____ a corporation,

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

Before me: _____
Notary Public for Oregon
My commission expires: April 14, 1980

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: _____
Notary Public for Oregon
My commission expires: _____

State of OREGON: COUNTY OF KLAMATH: ss.
I hereby certify that the within instrument was received and filed for record on the

6 day of May A.D., 1982 at 10:13 o'clock A.M., and duly recorded in

Vol M 82 of Deeds on page 5646.

Fee \$ 8.00

EVELYN BIEHN
COUNTY CLERK
By _____ deputy