

1-1-74

WARRANTY DEED

VOL. 117 Page 6158

11877
KNOW ALL MEN BY THESE PRESENTS, That LYLE F. GERVAIS and LENA R. GERVAIS, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD S. LEDGERWOOD and CHRISTINE A. LEDGERWOOD, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 2, BEVERLY HEIGHTS, 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 except as noted of record as of the date of this deed and 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 \$ 3,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the~~ consideration (indicate which). (The sentence between the symbols ①, 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 11 day of May, 19 77; 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)

Lyle F. Gervais
Lyle F. Gervais

Lena R. Gervais
Lena R. Gervais

STATE OF OREGON,
County of Klamath } ss.
May, 19 77

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named
Lyle F. Gervais and
Lena R. Gervais

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

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:
[Signature]
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7-21-77

Notary Public for Oregon
My commission expires: _____

Lyle F. and Lena R. Gervais

STATE OF OREGON,

GRANTOR'S NAME AND ADDRESS
Richard S. and Christine A. Ledgerwood
1758 N. Eldorado
Klamath Falls, Oregon 97601

County of Klamath } ss.

I certify that the within instrument was received for record on the 19 day of May, 19 82, at 11:27 o'clock A.M., and recorded in book M. 82 on page 6158 or as file/reel number 11877, Record of Deeds of said county.

After recording return to:

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME, ADDRESS, ZIP

Evelyn Biehn County Clerk

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

By [Signature] Recording Officer
Deputy

NAME, ADDRESS, ZIP

Fee \$4.00