

11981

TA-38-24447

WARRANTY DEED

ST-VENESS LAW PUBLISHING CO., PORTLAND, OR, 97204

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KNOW ALL MEN BY THESE PRESENTS, That Richard H. Marlatt, a married man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Certified Mortgage Company, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 4, Riverview Second Addition, in the County of Klamath, State of Oregon.
Subject to Regulations, including levies, liens and utility assessments of the City of
Klamath Falls, Oregon.

Subject to a Trust Deed Dated the 29th day of April 1982 given by Richard H. Marlatt
to Investors Mortgage Co. and recorded in Book 82& Page 6355. Which the grantee herein
assumes and agrees to pay.

(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 \$ 40,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 1st day of May, 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.
May 1, 1982

Personally appeared the above named

Richard H. Marlatt, a married man

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11-2-82

STATE OF OREGON, County of } ss.
1982Personally 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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

R. H. Marlatt
836 Klamath Ave.
Klamath Falls, Or. 97601
GRANTOR'S NAME AND ADDRESS
Certified Mortgage Co.
836 Klamath Ave.
Klamath Falls, Or. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
21 day of May, 1982,
at 10:51 o'clock A.M., and recorded
in book/reel/volume No. M 82 on
page 6357 or as document/fee/file/
instrument/microfilm No. 11981
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By _____ Deputy
Fee \$4.00SPACE RESERVED
FOR
RECORDER'S USE