

1-1-74

12196

WARRANTY DEED

Vol. M78 Page 6205



KNOW ALL MEN BY THESE PRESENTS, That DAVID W. HAM & NANCY L. HAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS A. PATTERSON AND MARY L. PATTERSON, 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 8 in LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Assessments of the City of Klamath Falls, for monthly sewer/water service AND MORTGAGE, including the terms and provisions thereof, executed by David W. Hamm et ux, to The State of Oregon, represented and acting by the Director of Veterans Affairs, dated April 11, 1978 recorded April 11, 1978 in Vol M78 page 6966, which said MORTGAGE, GRANTEEES HEREIN AGREE TO ASSUME AND PAY. And Terms and provisions contained in Hot Water Well Agreement, by and between John H. Hodges, Sr. et ux and Davis W. Ham et ux dated April 12, 1978, recorded April 13, 1978 in Vol M78 page 7131, Deed records 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, EXCEPT AS ABOVE.

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 \$ 130,000.00.

~~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 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 15 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) ss.
April 14, 1982.

Personally appeared the above named David W. Ham and Nancy L. Ham.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

STATE OF OREGON, County of) 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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. T. Patterson

705 Hillside

K. Falls

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 27 day of May, 1982 at 3:32 o'clock P. M., and recorded in book/reel/volume No. M.82 on page 6705 or as document/fee/file/instrument/microfilm No. 12196, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By _____ Deputy

Fee \$4.00