

## WARRANTY DEED

12874

KNOW ALL MEN BY THESE PRESENTS, That J. H. INGRAM, JR. and SANDRA K. INGRAM, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS O. EDSON and CYNTHIA L. EDSON, 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 6 and the West 12.5 feet of Lot 7, Block 43, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. City liens, if any, due to the Town of Bonanza.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: July 5, 1979; Recorded: July 6, 1979; Volume M79, page 15977, Microfilm Records of Klamath County, Oregon; Amount: \$38,200.00; Grantor: J. H. Ingram, Jr. and Sandra K. Ingram, husband and wife; Trustee: Farmers Home Administration; Beneficiary: United States of America, acting through the Farmers Home Administration. The Grantees named above hereby agree to assume and pay the above described Trust Deed

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 stated above 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 \$ 46,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (delete the words "or value" 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 18th day of June, 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

June 18, 1982

Personally appeared the above named J. H. INGRAM, JR. and SANDRA K. INGRAM, husband and wife

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

Before me, Notary Public for Oregon  
My commission expires: 6/19/82

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath

Personally appeared J. H. INGRAM, JR. and SANDRA K. INGRAM, 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:

Mr. &amp; Mrs. J. H. Ingram

4628 Amy Place  
K. Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. Thomas O. Edson

P.O. Box  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18 day of June, 1982, at 3:18 o'clock P.M., and recorded in book M 82n page 7819 or as file/reel number 12874, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By [Signature] Recording Officer  
Deputy

fee \$4.00