

1-1-74 14893

WARRANTY DEED

Page 11033

KNOW ALL MEN BY THESE PRESENTS, That James William Wesley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth D. Wood

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, Block 44, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 all delinquent taxes now due or coming due, Trust Deed recorded December 4, 1978, in the amount of \$12,000.00 which the grantee agrees to assume and pay for including all delinquent payments and charges that are now due and to hold the Grantor harmless and that (over) 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 \$ 24,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 24 day of August, 1982, In the County of Klamath, State of Oregon, at Klamath Falls, Oregon.

James William Wesley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

August 24, 1982

Personally appeared the above named James William Wesley

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

Before me: Charles E. Matson

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-8-82

STATE OF OREGON, County of Klamath

August 24, 1982

Personally appeared James William Wesley 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 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:

James Wesley  
750 Miller Island Rd  
City

GRANTOR'S NAME AND ADDRESS

Kenneth Wood  
603 Jefferson  
City

GRANTEE'S NAME AND ADDRESS

After recording return to:  
To Grantor

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel, volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

continued

therefrom, Trust Deed dated August 7, 1980 and recorded August 11, 1980 in Volume M80, page 14892 Microfilm records of Klamath County, Oregon, which the grantee agrees to assume and all delinquent payments and charges now due and to hold the grantor harmless therefrom and to make all payments as they come due. (Note Trust Deed dated December 4, 1978 was recorded December 5, 1978 in Volume M78 page 27364 of the Microfilm records of Klamath County, Oregon)

Grantee accepts structure in as is condition. Grantee will provide his own title insurance, Grantor warrants grantee against any lawful claims against the property, except those that the grantee has agreed to assume and pay for and to hold the grantor harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 24 day of August A.D. 1982 at 8:45 o'clock A.M. 11033  
duly recorded in Vol. M 82, of Deeds on page 11033

Fee \$8.00

EVELYN BIEHN, County

By Joyce McNamee

This document is filed in the office of the Clerk of Klamath County, Oregon, for the purpose of recording the same.

Witness my hand and the seal of said County this 24th day of August, 1982.

Notary Public for the State of Oregon

RECORDED IN KLAMATH COUNTY CLERK'S OFFICE

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