

1-1-74

15251

## WARRANTY DEED

Vol. M82 Page 11692

KNOW ALL MEN BY THESE PRESENTS, That  
H. DAVID MOLATORE, a married man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
RONALD R. DAVIS and DOROTHIE H. DAVIS, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 17 and 18, in Block 21 of Mountain View Addition, to the City  
of Klamath Falls, Oregon, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

- 1) Taxes for 1982-83 which are now a lien but not yet payable.
- 2) Trust Deed, including the terms and provisions thereof, executed  
by Donna J. Novak, a single woman, as grantor, to Transamerica  
Title Insurance Company, as trustee for the United States National  
Bank of Oregon, as beneficiary, dated November 3, 1977, recorded  
November 4, 1977, in Volume M-77 page 21316, and re-recorded  
March 2, 1978, in Volume M-78 page 3930, Mortgage records of \*\*\*\*\*

(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\*\*\*\*Klamath County, Oregon, which the Grantees herein agree to assume  
and pay.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 \$ 57,000.00

①However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) ① (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 September, 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)

H. DAVID MOLATORE

STATE OF OREGON, )  
County of Klamath ) ss.  
September 1, 1982

STATE OF OREGON, County of ) ss.  
, 19

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

Personally appeared the above named

H. David Molatore

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 8/27/83

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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald R &amp; Dorothie H. Davis

NAME, ADDRESS, ZIP

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

same as shown above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
7 day of Sept, 1982  
at 10:06 o'clock A.M., and recorded  
in book/reel/volume No. M.82 on  
page 11692 or as document/fee/file/  
instrument/microfilm No. 15251,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

NAME TITLE

By [Signature] Deputy  
Fee \$4.00