

1-1-74

WARRANTY DEED

M82 Page 12193

KNOW ALL MEN BY THESE PRESENTS, That Iva Martin aka Ivamay E. Martin

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. Evans and Reva P. Evans, 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 24, Block 13 of FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND ALSO beginning at the Southeast corner of Lot 24 in Block 13 of Fairview Addition; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the place of beginning, being a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 38 South, Range 9 East of the Willamette Meridian.

(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, easements or restrictions of record or easements and restrictions common the area or apparent on the face of the land 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 \$ 14,000.00. (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 14th 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.

Ivamay E. Martin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 14, 1982

STATE OF OREGON, County of) ss.
Personally appeared _____ and

Personally appeared the above named Ivamay E. Martin

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

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: _____
Notary Public for Oregon
My commission expires: 2/14/85

Before me: _____
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John E. & Reva P. Evans
2627 Etna Street
Berekeley CA 94704

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

John E. & Reva P. Evans
2627 Etna Street
Berekeley CA 94704

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 14 day of Sept, 1982, at 1:03 o'clock A.M., and recorded in book/reel/volume No. M82 on page 12193 or as document/fee/file/instrument/microfilm No. 15498, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Deputy Fee \$4.00