

MTL 1396

1-1-74

16222

WARRANTY DEED

1118 13466

KNOW ALL MEN BY THESE PRESENTS, That HARRISON C. FLOYD and WINONA M. FLOYD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVERETT DWIGHT CULVER and DORIS M. CULVER, husband and wife

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:

Lots 25 and 26, Block 1, SPRAGUE RIVER VALLEY ACRES, 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 those apparent upon the land and all those of record as of the date of this deed

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 \$1,100.00

~~THE 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 THOSE APPARENT UPON THE LAND AND ALL THOSE OF RECORD AS OF THE DATE OF THIS DEED~~ (The sentence between the symbols ~~⓪~~, 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 23rd 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)

Harrison C. Floyd
HARRISON C. FLOYD
Winona M. Floyd
WINONA M. FLOYD

STATE OF OREGON,
County of Klamath ss.
September 23, 1982

STATE OF OREGON, County of ss.
Personally appeared, 19, and

Personally appeared the above named
HARRISON C. FLOYD and WINONA M. FLOYD, husband and wife

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

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Harrison C. Floyd

GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. Everett Culver
Bridge Route, Box 126
Myrtle Point, OR 97458
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 ss.

I certify that the within instrument was received for record on the 8 day of Oct, 1982, at 11:10 o'clock A.M., and recorded in book/reel/volume No. M82 on page 13466 or as document/fee/file/instrument/microfilm No. 16222, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Joya McShane Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE