

1-1-74

17782

WARRANTY DEED

Vol. 17782 Page 16539

KNOW ALL MEN BY THESE PRESENTS, That George V. Dugan hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gregory A. Lara 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 13A, 13B, and 14A, in Block 5 of RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, 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

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 \$ 15,000.00. 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 16th day of November, 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)

George V. Dugan

STATE OF OREGON,
County of Klamath } ss.
Dec. 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 George V. Dugan, and acknowledged the foregoing instrument, to be his voluntary act and deed.

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)

Before me: *Edward J. Hardin*

Notary Public for Oregon

My commission expires: 6-20-83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

George V. Dugan
677 So. 7th St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Gregory A. Lara
4837 Harlan Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Gregory A. Lara
4837 Harlan Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of Dec., 1982 at 2:45 o'clock PM., and recorded in book/reel/volume No. M82 on page 16539 or as document/fee/file/instrument/microfilm No. 17782. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *John M. Thure* Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE