

24435

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That S. R. MAYHUGH and ELEANOR MAY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation 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 Lot 6, Block 25, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. SUBJECT TO: Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded December 2, 1911, book 35, page 320, Klamath County Records.

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 \$ 6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 8 day of April, 1983; 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)

STATE OF OREGON,  
County of Marion } ss.  
April 8, 1983.

Personally appeared the above named S. R. Mayhugh and Eleanor May Mayhugh, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires: 1-1-86

S. R. & Eleanor May Mayhugh  
P. O. Box D  
Stayton, Oregon 97383  
GRANTOR'S NAME AND ADDRESS

Pacific West Mortgage Co.  
P. O. Box 497  
Stayton, Oregon 97383  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Pacific West Mortgage Co.  
P. O. Box 497  
Stayton, Oregon 97383  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.

#1670

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of June, 1983, at 3:52 o'clock P. M., and recorded in book/reel/volume No. M83 on page 9085 or as document/file/instrument/microfilm No. 24435 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME

By *[Signature]* Deputy  
TITILE

Fee \$4.00