

1-1-74

28355

WARRANTY DEED

K-36505

Vol. M83 Page 15900

KNOW ALL MEN BY THESE PRESENTS, That

Edward C. Dore and Jeanne M. Dore

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne A. Garrett & P. Nadine Garrett, 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 10 in Block 4 in Klamath Forest Estates, Highway 66, Unit No. 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; AND Trust Deed, executed by Grantors herein to Klamath County Title Co., Trustee for Klamath Forest Estates Unit No. 1 et al, as beneficiary, dated November 18, 1981, recorded December 4, 1981 in Vol M81 page 20899, records of Klamath County, Oregon, WHICH Said trust deed Grantees herein DO NOT Assume, and Grantors agree to hold Grantees harmless thereof.

(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 \$ 10,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of August, 19 83; 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)

EDWARD C. DORE

JEANNE M. DORE

BY:

her attorney in fact State of Oregon, County of Klamath On 7/6/1983 personally appeared Edward C. Dore, who, being duly sworn, did say that he is the attorney in fact for Jeanne M. Dore and that he executed the foregoing instrument by authority of and in behalf of said principal and he acknowledged said instrument to be the act and deed of the said principal. BEFORE ME:

STATE OF OREGON, } ss.
County of Klamath
July 22 6, 19 83.

Personally appeared the above named Edward C. Dore

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

Notary Public for Oregon

My commission expires: 8-5-83
STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of September, 19 83, at 3:07 o'clock P. M., and recorded in book reel volume No. M 83 on page 15900 or as document fee file/instrument/microfilm No. 28355, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Ann Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

P.O. Box 8481

Rouland Heights, CA 91748

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP