

1-1-74

28484

WARRANTY DEED

Vol. M83 Page 16111

KNOW ALL MEN BY THESE PRESENTS, That GERALD W. HAMILTON AND GLORIA L. HAMILTON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS A. COLEMAN AND EILEEN A. COLEMAN, 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 26, BLOCK 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County OF KLAMATH, STATE OF OREGON.

SUBJECT TO: RESTRICTIONS OF RECORD AND APPARENT ON THE LAND.

(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 \$ 1700.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^⓪ (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 19 day of Sept, 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)

Gerald W. Hamilton
Gloria L. Hamilton

STATE OF OREGON, }
 County of Klamath } ss.
September 19, 1983

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 _____

_____ and acknowledged the foregoing instrument to be _____ 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:
 (OFFICIAL SEAL)

Susan Rambo

Notary Public for Oregon

My commission expires: 12-4-83

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Louis A. Coleman
326 A S. Rosemead Blvd.
PASADENA, CALIF. 91107
 NAME, ADDRESS, ZIP

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

Louis A. Coleman
326 A S. Rosemead Blvd.
PASADENA, CALIF. 91107
 NAME, ADDRESS, ZIP

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 19th day of September, 1983 at 11:42 o'clock A.M., and recorded in book/reel/volume No. M.83 on page 16111 or as document/fee/file/instrument/microfilm No. 28484, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

Fee: \$4.00

By Ram Smith Deputy