

1-1-74

30860

WARRANTY DEED

Vol. M82 Page 20017

(M-17)

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 and P. Nadine Garrett, husband & 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 45 in Block 11 of Klamath Falls Forest Estates Highway 66 Unit Plat No. 1 according to the official plat thereof on file in the office of the County Clerk, 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 Forest Estates Unit No. 1 et al as beneficiary dated 11/18/81, recorded 12/4/81 in Vol M81 page 20890, WHICH SAID TRUST DEED, Grantees DO NOT assume and Grantors agree to hold harmless; Taxes for 1983-84;

(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 as above

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 D, 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 15 day of November, 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)

Edward C. Dore
Jeanne M. Dore
by: Edward C. Dore

STATE OF OREGON,
County of Klamath
July 6, 19 83

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:

Personally appeared the above named Edward C. Dore

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

Notary Public for Oregon
My commission expires: 8-5-87

Notary Public for Oregon
My commission expires: 8-5-87

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 22nd day of November, 19 83 at 1:33 o'clock P.M. and recorded in book/reel/volume No. M83 on page 20017 or as document/fee/file/instrument/microfilm No. 30860, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By: [Signature] Deputy

Fee: \$4.00

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and a return address for tax statements.

33 NOV 11 1983