

40292

MOUNTAIN TITLE COMPANY INC.

Vol. 1784 Page 14424

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. HILDUM and RAE J. HILDUM, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. G. BILLINGS and SYLVIA BILLINGS, 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 7 and the South 1/2 of Lot 8, Block 22, CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

SUBJECT TO:

Taxes for the fiscal year 1984-1985, which are not yet due and payable.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 32,000.00

~~PROVIDED THE SAID CONSIDERATION BEING A CASH PAYMENT TO THE GRANTOR BY THE GRANTEE, AND THE GRANTOR HAS RECEIVED THE WHOLE OF THE CONSIDERATION (WHICH IS THE WHOLE OF THE CONSIDERATION) AND THE GRANTOR HAS RECEIVED THE WHOLE OF THE CONSIDERATION (WHICH IS THE WHOLE OF THE CONSIDERATION)~~

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 20th day of August, 1984; 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 Klamath } ss.
August 20, 1984

Personally appeared the above named JOHN M. HILDUM and RAE J. HILDUM, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath } ss.
August 20, 1984

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 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)

Mr. & Mrs. John M. Hildum

401 Mesa St.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

William R. G. Billings & Sylvia Billings

3402 Quarry
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Fee: \$4.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21 day of August, 1984 at 11:54 o'clock A.M., and recorded in book M84 on page 14424 or as file/ret number 40292, Record or Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

MOUNTAIN TITLE COMPANY INC.