

OA

46460

K-37301  
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CYRUS H. KELLY, JR. and DELINDA J. KELLY  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JAY H. COLDWELL and LYNN M. COLDWELL, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 7 of Tract No 1035 known as Gatewood, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Subject to conditions, restrictions, rights of way and apparent upon  
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 \$48,000.00.  
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 ①, 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 25th day of September, 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.

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.

Cyrus H. Kelly, Jr.  
CYRUS H. KELLY, JR.

Delinda J. Kelly  
DELINDA J. KELLY

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, ) ss.  
County of Klamath  
September 28, 1984

Personally appeared the above named  
Cyrus H. Kelly, Jr. and  
Delinda J. Kelly

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me  
(OFFICIAL SEAL) \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 10-13-86

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 \_\_\_\_\_, 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 be-  
half 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)

Notary Public for Oregon  
My commission expires:

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
GRANTEE'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
After recording return to:  
Jay H. & Lynn M. Coldwell  
4780 Driftwood  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Klamath First Federal Savings & Loan  
540 Main Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
1st day of March, 1985,  
at 4:10 o'clock P.M., and recorded  
in book/reel/volume No. M85  
page 3140 or as fee/file/instru-  
ment/microfilm/reception No. 46460,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By P. M. Smith Deputy

Fee: \$5.00