

1-1-74

46638

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ernest S. & Dulcy B. Monroe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Marjorie F. Monroe

, 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:

A tract of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the West line of Lalakes Avenue and the South line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue, 179 feet to the point of beginning; thence continuing South along Lalakes Avenue 71 feet; thence Northwesterly parallel to Schonchin Street to the East line of Charley Avenue; thence Northeasterly along Charley Avenue 74.05 feet; thence Southeasterly parallel to Schonchin Street to the point of beginning, being Lot 60 and the Southerly portion of Lot 59 of unrecorded SPINKS ADDITION.

(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 for: Taxes for the fiscal year 1981-82, not yet due or payable; easements and rights of way of record; Oregon Vet Loan PL3832, which is unofficially assumed by grantee.

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 \$ 30,885.00

~~Where the consideration stated above is not the full and true consideration for the property herein conveyed, the whole or part of the consideration shall be stated in the body of this deed.~~ (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 _____ day of September, 1981; 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)

Ernest S. Monroe
Dulcy B. Monroe

STATE OF OREGON, }
County of Klamath } ss.
Sept 23, 1981

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 _____

Personally appeared the above named Ernest S. Monroe and Dulcy B. Monroe 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: Janet B. Kalita
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-25-82

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marjorie Monroe
P.O. 792
Chiloquin Ore 97624
NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of March, 1985, at 11:03 o'clock A.M., and recorded in book/reel/volume No. M85 on page 3451 or as document/fee/file/instrument/microfilm No. 46638, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By P. Smith Deputy

Fee: \$5.00