

A-27958
KCTC

STANDARD FILING CO., PORTLAND, OREGON
Page 4201

47049

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Charles W. Church by Alan M. Lee,
his attorney in fact, and Linda L. Church
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles D. Whittemore
and Bonnie J. Whittemore, husband and wife,
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:

The North one-half of Lot 6, in Block 5 of Altamont Acres,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING: That certain contract of sale between Ralph Russell, deceased, and Charles W. Church and Linda L. Church which sellers agree to pay and hold buyers harmless therefrom, and that certain mortgage, given by Charles W. Church by Alan M. Lee, as attorney in fact, and Linda L. Church to Edgar J. Blodgett and Evangeline F. Blodgett dated May 1st of 1977 and recorded May 10, 1977 in microfilm records M-77 on page records of Klamath County, Oregon, to secure the payment of \$4,563.00 which sellers agree to pay and hold buyers harmless therefrom.

(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 SUBJECT TO contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.
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 \$ 30,000.00
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 10 day of May, 1977;
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)

Alan M. Lee
Charles W. Church by Alan M. Lee
his Attorney in Fact.
Linda L. Church
Linda L. Church

STATE OF OREGON,
County of Klamath } ss.
May 10, 1977

State of Oregon)
County of Klamath)
May 10, 1977) ss

Personally appeared the above named Linda W. Church

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

Notary Public for Oregon
My commission expires: 8-5-79

On the 10th day of May 1977, personally appeared Alan M. Lee, who being first duly sworn, did say that he is the Attorney in Fact for Charles W. Church and that he executed the foregoing instrument by authority of and in behalf of said Principal; and that he acknowledged said instrument to be in the act and deed of said Principal.

Before Me: [Signature]
Notary Public for Oregon
My commission expires: 8-5-79

Charles W. Church and Linda L. Church
§ 136 North Third #C
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Charles D. Whittemore
~~4642 Crosby~~ 3600 So 6TH 2012 Main #C
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Alan M. Lee
136 North Third #C
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Charles D. Whittemore 2012 Main #C
~~4642 Crosby~~ 3600 So 6TH
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of March, 1985, at 1:09 o'clock P.M., and recorded in book MS5 on page 4201 or as file/reel number 47049,
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By [Signature] Recording Officer
Deputy

Fee: \$5.00

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