

48505

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

MTL 1654

Vol. M85 Page 6785

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. FISH and JUNE M. FISH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD PATE and ALICE I. PATE, 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 6 in Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 30 feet and the Southerly 15 feet thereof.

(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, easements or restrictions of record, common to the area or apparent on the face of 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 \$36,500.00

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 22nd day of August, 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)

Donald R. Fish
June M. Fish

STATE OF OREGON, CALIF.
County of Klamath Los Angeles ss.
Aug. 22, 1977

STATE OF OREGON, County of ss.
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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Before me:
Ellen M. Connors
Notary Public for Oregon
My commission expires:

Donald R. and June M. Fish
10439 Willowbrae
Chatsworth, California
GRANTOR'S NAME AND ADDRESS
Edward and Alice I. Pate
1806 Kimberly Dr.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Edward Pate
1806 Kimberly Dr.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Edward Pate
1806 Kimberly Dr.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 7th day of May, 1985, at 12:07 o'clock P.M., and recorded in book M85 on page 6785 or as file/reel number 48505, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Recording Officer
Deputy

Fee: \$5.00

