

1-1-74

52171

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That L B Woodrum

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rayman Woodrum, 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 12, and the East $\frac{1}{2}$ of Lot 13, in Block 22 of Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in Klamath County, Oregon.

(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 taxes

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 \$ 5500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ®, 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 12th day of August, 1985; 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

August 12

1985

Personally appeared the above named

L B Woodrum

and acknowledged the foregoing instrument to be his voluntary act and deed,

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-30-88

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

L B Woodrum

2234 Orchard St

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Rayman Woodrum

239 Martin

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rayman Woodrum

239 Martin

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Rayman Woodrum

239 Martin

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 16th day of August, 1985, at 2:11 o'clock P.M., and recorded in book/reel/volume No. M85 on page 12957 or as document/fee/file/instrument/microfilm No. 52171, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By

Deputy

Fee: \$5.00