

MHC 87d69

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS, That ROBERT GARRETT

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TED HOWARD
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:

Lots 5 and 6, Block 12, IRVINGTON HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 as stated above or those apparent upon the land, if any, as of the date of this deed

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 \$2,000.00

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 4th day of April, 1980; 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.

ROBERT GARRETT

STATE OF OREGON,
County of Klamath } ss.
April 4, 1980

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named ROBERT GARRETT
and acknowledged the foregoing instrument to be his voluntary act and deed.

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, 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: 6/19/83

Notary Public for Oregon
My commission expires:

Mr. Robert Garrett
635 McKinley
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. Ted Howard
139 Jefferson St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Ted Howard
139 Jefferson St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Ted Howard
139 Jefferson St.
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 27th day of November, 1985, at 4:29 o'clock P.M., and recorded in book/reel/volume No. M85 on page 19529 or as document/fee/file/instrument/microfilm No. 55873
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pamela Smith Deputy

Fee: \$5.00

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