

1-174

70054

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MURELLA R. ALBERT, a widow,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES REX CHASTAIN, 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:

The West 1/2 of Lot 4, Block 65, LAKEVIEW 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 the usual printed stipulations and exceptions appearing in the usual form title policy and also the following:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable. A/c. No. 1-3317, Tax Lot 73.
2. Sewer use charges, if any, due to the City of Klamath Falls, 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

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 \$ 25,000.00. The true and actual consideration consists of the sum of Twenty Five Thousand and no/100ths Dollars, which is the full and true consideration for the above described premises, and the same is hereby acknowledged by the grantor and grantee.

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 21st 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)

STATE OF OREGON,)
County of Klamath) ss.
August 12, 1977

Personally appeared the above named MURELLA R. ALBERT, a widow,

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

(OFFICIAL SEAL)

Before me:
KIRSTINE L. PROCK
Notary Public for Oregon
My Commission Expires 12/16/80

STATE OF OREGON, County of) ss.
1977

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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

MURELLA R. ALBERT
607 Prescott Street
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

JAMES REX CHASTAIN
2027 Eberlein
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES REX CHASTAIN
2027 Eberlein
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

JAMES REX CHASTAIN
2027 Eberlein
Klamath Falls, Ore. 97601
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 2nd day of January, 1987, at 4:28 o'clock P.M., and recorded in book M87 on page 83 or as file/reel number 70054

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee: \$10.00

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