

1-1-74

80446

WARRANTY DEED

Vol. 187

Page

18631

KNOW ALL MEN BY THESE PRESENTS, That NINA GERTRUDE JAMES, widow of DEE (D.) F. JAMES, also known as GERTRUDE JAMES hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THURMAN L. HOLMES and OPAL F. HOLMES, 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:

Parcel 1: Lot 2 in Block 58 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lot 1, Block 58, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM: The Southwesterly 50 feet, in the County of Klamath, State of 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 \$ 13,000.00. 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 12 day of July, 1978; 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)

Nina Gertrude James
NINA GERTRUDE JAMES

STATE OF OREGON,)
County of Klamath) ss.
July 12, 1978.

STATE OF OREGON, County of) ss.
19

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

Personally appeared the above named
NINA GERTRUDE JAMES

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

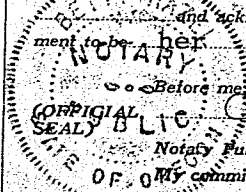
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:



NINA GERTRUDE JAMES
227 Michigan
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

THURMAN L. HOLMES and OPAL F. HOLMES
224 Michigan
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

THURMAN L. HOLMES and OPAL F. HOLMES
224 Michigan
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

THURMAN L. HOLMES and OPAL F. HOLMES
224 Michigan
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of October, 1987, at 4:42 o'clock P.M., and recorded in book 187 on page 18631 or as file/reel number 80446

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By P. Smith Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

CK 10

287 OCT 13 PM 4 42