

1-1-71

90057

WARRANTY DEED

Page 12630

KNOW ALL MEN BY THESE PRESENTS, That CLYDE M. HUME and THELMA HUME, husband and wife, - - -

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH M. WILSON, a single man, 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:

All that portion of Lot 12 in Block 7 of LAKESIDE ADDITION to the city of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot 12; thence North 83° 15' East, along the most northerly line of said Lot 12, 55 feet; thence South 6° 45' East, parallel to the Westerly line of Lewis Street, 60 feet to the Southerly line of said Lot 12; thence South 83° 15' West, along the Southerly line of Lot 12, 55 feet to the Southwest corner of said Lot 12; thence North 6° 45' West along the Westerly line of said Lot 12, 60 feet to the point of beginning.

(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 reservations, restrictions, rights of way of record and those apparent on the land,

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 \$9,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 9th day of August, 1976; 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)

Clyde M. Hume
Thelma Hume

STATE OF OREGON,

County of Klamath
August 9, 1976

ss.

Personally appeared the above named
Clyde M. Hume and Thelma Hume,
husband and wife,

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 6-18-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____,

_____ 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:

Mr. and Mrs. Clyde M. Hume
P. O. Box 661
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. Kenneth M. Wilson
221 South Rogers Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence H. Newhall
3200 Truxel Road Apt. #138
Sacramento, CA 95833
NAME, ADDRESS, ZIP

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

Clarence H. Newhall
3200 Truxel Road Apt. #138
Sacramento, CA 95833
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 4th day of Aug., 1988, at 3:58 o'clock P.M. and recorded in book M88 on page 12630 or as file/reel number 90057, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Darlene Mullen Deputy

Fee \$8.00

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