

1-1-74

96405

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ERSKINE DELOE and DOROTHY JEAN DELOE, husband and wife — hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD W. TALBERT and GARY E. ROBB, dba BUY SELL REPAIR APPLIANCES — 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:

Lots 21, 22, and 23, Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat on file in the office of the County Clerk of 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 restrictions, rights of way of record, reservations, 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 \$55,000.00. 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 ①, 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 30 day of October, 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)

STATE OF OREGON,

County of Klamath } ss.
October 30, 1978

Personally appeared the above named Erskine Deloe and Dorothy Jean Deloe

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

Before me: State Funnell
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 9/23/81

STATE OF OREGON, County of) ss.
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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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Erskine and Dorothy Jean Deloe
5844 Alva Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Floyd Talbert and Gary Robb
515 East Main
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Idler, Olson & Skstra
1330 Klamath AVE
Klamath Falls, OR 97601
FLOYD TALBERT and GARY ROBB
515 East Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of Jan., 1989, at 3:56 o'clock P.M., and recorded in book M89 on page 1427 or as file/reel number 96405. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
Recording Officer
By Pauline Mulender Deputy

Fee \$8.00

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