

1-1-74

3207

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That W. C. Martin

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Helen A. Oswald and David Rankin as tenants in common with the right of survivorship, 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 Westerly 75 feet of Lot 7, Block 7, FIRST ADDITION TO FORT KLAMATH, OREGON, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM THE Southerly 20 feet of said portion of said lot, said excepted area being 20 feet by 75 feet in size and constituting a portion of the Crater Lake Highway as widened and reestablished in 1932.

AND ALSO the North 291.3 feet of the East 25 feet of Lot 7, Block 7, FIRST ADDITION TO THE OWN OF FORT KLAMATH.

(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 easements and restrictions of record and those apparent on the face of 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 \$ 17,500.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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. *SP*

In Witness Whereof, the grantor has executed this instrument this 6th day of May June, 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.

W. C. Martin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 9, 1980

Personally appeared the above named

W. C. Martin

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/2/82

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 _____

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:

W. C. Martin

Return: GRANTOR'S NAME AND ADDRESS
Helen A. Oswald/David Rankin
P. O. Box 535
Fort Klamath, Or 97626

After recording return to:

Transamerica Title
600 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Helen A. Oswald/David Rankin
P. O. Box 535
Fort Klamath, OR

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 28th day of July, 1982, at 2:58 o'clock P.M., and recorded in book/reel/volume No. M89 on page 13904 or as document/fee/file/instrument/microfilm No. 3207, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee \$8.00

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