

1-1-74

23950

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

William S. Snyder

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Brian O'Maicin, a licensed real estate salesman

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 following described property situate in Klamath County, Oregon: Portion of Lot 1, Section 32, Township 38 South, Range 9 E.W.M., described as follows: All of that portion of said Lot 1, Section 32, lying Southwesterly from the most Southwesterly line of Block 4, and the most Southwesterly line of Seymour Avenue of said Riverside Addition, and lying West of the Westerly line of Armour Avenue and Westerly line of said avenue extended Southerly. Also all of that portion of said Lot 1, Section 32, lying Southerly from the most Southerly line of Bridge Street (West Main) of said Riverside Addition, and Easterly of the most Westerly line of Armour Avenue extended Southerly and West of the Westerly line of Block 14 extended Southerly, Riverside Addition according to the official plat thereof 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

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 \$ 7,250.00

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 17th day of May, 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

May 17, 1977

ss.

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

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: 11-9-79

Notary Public for Oregon

My commission expires:

William S. Snyder

3247 Laverne Avenue

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Brian O'Maicin

P.O. Box 1364

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leslie Rhodes

1505 California Ave.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Leslie Rhodes

1505 California Ave.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 19th day of Dec., 19 90, at 3:38 o'clock P.M., and recorded in book M90 on page 25204 or as file/reel number 23950, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pauline M. Nielsen, Deputy

Fee \$28.00

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