

1-174

24297

WARRANTY DEED

Vol. m91 Page

51

KNOW ALL MEN BY THESE PRESENTS, That Raymond C. Greene and Carol L. Greene, husband and wife,

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

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  $\frac{1}{2}$  of Lots 1 and 2 in Block 54, of NICHOLS ADDITION to the City of Klamath Falls and being further described as follows:

Beginning at the Southeasterly corner of Lot 1 in said block and addition; thence Northwesterly along the Southwesterly boundary line of 8th Street in said addition 59 feet; thence Southwesterly and at right angles to 8th Street 110 feet; thence Southerly parallel with 8th Street 59 feet to Jefferson (formerly Bush St.) thence Northeasterly at right angles to 8th Street 110 feet to the place of beginning, being a portion of Lots 1 and 2 in Block 54 of said Nichols Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$32,250.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols  $\odot$ , 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 July day of July, 1981; 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)

Raymond C. Greene  
Raymond C. Greene

Carol L. Greene  
Carol L. Greene

STATE OF OREGON, )  
County of Klamath ) ss.  
July 6, 1981

STATE OF OREGON, County of Klamath ) ss.  
July 6, 1981

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)

(OFFICIAL SEAL)

Before me: [Signature]

Notary Public for Oregon  
My commission expires: 12/7/84

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Master Homes  
2958 Hope Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Master Homes  
2958 Hope Street  
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 2nd day of January, 1991, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M91 on page 51 or as document/fee/file/instrument/microfilm No. 24297, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee \$28.00

By Debra M. Mendenhall Deputy