38754

Page

KNOW ALL MEN BY THESE PRESENTS, That JERRY MOLATORE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH W. GREEN and SARITA B. GREEN, husband and wife, 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 ofKLAMATH and State of Oregon, described as follows, to-wit:

Lots 12 and 13 in Block 3 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

(If executed by a corporation, affix corporate seal)

Sewer and water use charges, if any, due to the City of Klamath Falls. Reservations and restrictions as contained in plat dedication. 1.

Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 2, 1976 Recorded: November 2, 1976 Dated:

M-76, page 17430, Microfilm Records of Klamath County, Oregon Volume:

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, easements of record and those apparent upon the land, AND THOSE HEREINABOVE SET FORTH.

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 \$ 50,000.00 Othowneek xibn xachaak xoneidaonnoox xomeiata xof xorxinaludaa xof haat xorapexix xorxaabaex agineoxorxamaniaadk which xis

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 Ital day of Wilcensell 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.

STATE OF OREGON, County of Klamath } Personally appeared the above named..... Jerry Molatore and acknowledged the foregoing instrument to be his voluntary act and deed. PENGERICIAL MICHOSPILLA &mmond Notary Public for Oregon My commission expires mmission expires:

Personally appearedwho, 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 thesecretary 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:

SEAL)

Notary Public for Oregon My commission expires:

Jerry Molatore 426 Main Street Klamath Falls, Oregon 97601 Joseph W. Green and Sarita B. Green P.O. Box 1915 Eugene, Oregon
GRANTEE'S NAME AND ADDRESS

Joseph W. Gleen P.O. Box 1915 759 Ruconer Oregon Portland Joseph W. Green and Sarita B.

Until a change is requested all tax statements shall be sent to the following Joseph W. Green and Sarita B. Green P.O. Box 1915

Eugene, Oregon

County of Klamath

STATE OF OREGON,

I certify that the within instrument was received for record on the 17th day of Dec. ,19 91 , at 3:37 o'clock P. M., and recorded in book M91 on page 26295 or as file/reel number 38754 Record of Deeds of said county.

Witness my hand and seal of County affixed.

....Evelyn Biehn, County Clerk Recording Officer By Queline Mulendole Deputy

SPACE RESERVED

FOR

RECORDER'S USE