

92 JUL 16 PM 3 24

1-1-74

47641

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID L. WALKER and HELMA L. WALKER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE A. POWELL and JEAN E. POWELL, 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 of Klamath and State of Oregon, described as follows, to-wit:

Lot 128, Block 70, FIFTH ADDITION TO NIMROD RIVER PARK, 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 \$ 25,000.00

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 16 day of November, 1976; 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)

David L. Walker
Helma L. Walker

STATE OF OREGON, } ss.
County of Klamath
November 16, 1976

STATE OF OREGON, County of _____) ss.
19 _____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named DAVID L. WALKER and HELMA A. WALKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 8-12-77

DAVID L. and HELMA A. WALKER

GRANTOR'S NAME AND ADDRESS

EUGENE A. and JEAN E. POWELL

GRANTEE'S NAME AND ADDRESS

After recording return to:
EUGENE A. and JEAN E. POWELL
2013 FARGO ST
Klamath Falls, OR, 97603

Until a change is requested all tax statements shall be sent to the following address:
EUGENE A. and JEAN E. POWELL

NAME, ADDRESS ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of July, 1992, at 3:24 o'clock P.M., and recorded in book M92 on page 15717 or as file/reel number 47641, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee 30.00