

1-174

55411

WARRANTY DEED

Volume 2 Page 30214

KNOW ALL MEN BY THESE PRESENTS, That Wayne C. Church and Mary A. Church, husband and wife

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

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 real property in Klamath County, Oregon:

Beginning at a point on the Northerly line of Washington Street, 7.3 feet northeasterly of the Southwest corner of Lot 7 in Block 45 of FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along said Northerly line of Washington Street, 44.8 feet more or less, to the Southeasterly corner of said Lot 7; thence Northwesterly and following the Easterly line of said Lot 7, 110.0 feet to the alley through said Block 45; thence Southwesterly along the Southerly line of said alley 44.8 feet; thence Southeasterly and parallel with the Easterly line of Sixth Street 110.0 feet to the point of beginning.

(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 \$ 9,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 1st day of September Oct., 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)

Wayne C. Church
Wayne C. Church

Mary A. Church
Mary A. Church

STATE OF OREGON, }
County of Klamath } ss.
September October 1, 19 76

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 _____

_____, 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:

Personally appeared the above named Wayne C. Church and Mary A. Church, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>James F. Inman, Jr., III</u>	
<u>c/o 2005 Delpha Drive</u>	
<u>Napa, CA 94558</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
NAME, ADDRESS, ZIP	

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 21st day of Dec., 19 92, at 10:51 o'clock AM., and recorded in book M92 on page 30214 or as file/reel number 55411, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorlene Mullins Deputy

Fee \$30.00

12 DEC 21 10 51