

1-1-74

WARRANTY DEED

Vol. M95 Page 6680

96649

KNOW ALL MEN BY THESE PRESENTS, That

JANET S. RAWLINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN ROBERTS and GORDON MALCOMB, Tenants in Common, 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 Northerly 70 feet of Lot 4 in Block 23, _____ Original Town 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 assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

(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 above 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 \$ 44,000.00.
 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 3rd day of November, 19 80 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.

Janet S. Rawlins

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KlamathNovember 3, 19 80Personally appeared the above named
JANET S. RAWLINS

and acknowledged the foregoing instrument to be her _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me

Notary Public for Oregon

My commission expires: 9-17-82

STATE OF OREGON, County of _____ ss.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JANET S. RAWLINS,

GRANTOR'S NAME AND ADDRESS

JOHN ROBERTS and
GORDON MALCOMB, Tenants in Common

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees above named 40 ADAMS

P.O. BOX 154
COVE, OR 97824

NAME, ADDRESS, ZIP

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

Grantees above named _____

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of March, 19 85, at 3:12 o'clock P.M., and recorded in book/reel/volume No. M95 on page 6680 or as document/fee/tile/instrument/microfilm No. 96649, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME

TITLE

FEE: \$30.00

Bernetha G. Letsch Deputy

03-22-95P03:12 RCVD