

1-1-74

1135

WARRANTY DEED

Vol. M95 Page 14904

KNOW ALL MEN BY THESE PRESENTS, That KENNETH F. FESSLER and MARIE FESSLER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **CHARLES HEMMINGWAY and ARLINE HEMMINGWAY, 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:

Lots 8C and 8D in Block 4, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to reservations, restrictions, 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 any liens, including real property taxes against the grantee herein subsequent to contract dated December 5, 1977 and recorded December 9, 1977, Klamath County, Oregon. 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 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 20 day of January, 1978; 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.

Kenneth F. Fessler
Kenneth F. Fessler

Marie Fessler
Marie Fessler

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Marion

January 20, 1978

Personally appeared the above named
Kenneth F. Fessler and Marie Fessler

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-25-1979

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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)

Notary Public for Oregon

My commission expires:

Kenneth F. Fessler, et ux

GRANTOR'S NAME AND ADDRESS

Charles Hemmingway, et ux

P O Box 405

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles Hemmingway, et ux

P O Box 405

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Charles Hemmingway, et ux

P O Box 405

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of June, 1995, at 1:02 o'clock P.M., and recorded in book M95 on page 14904 or as file/reel number 1135, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

FEE: \$30.00 By *[Signature]* Deputy