

1-174

13765

WARRANTY DEED

Vol. 196 Page 4914

KNOW ALL MEN BY THESE PRESENTS, That WALTER DIETRICH and JANE DIETRICH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN MANLEY and NANCY M. MANLEY, 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 11 and 12, Block 20, INDUSTRIAL ADDITION in the County of Klamath, State of Oregon, commonly known as 422 Division Street, and 425 Martin Street, Klamath Falls, 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 except those of record and apparent on the land,

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 \$ 36,000.00

However, the actual consideration consists of ~~other property or value given or promised which is part of the consideration and shall be~~ (The sentence between the symbols ①, 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 9 day of November, 19 82; 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)

WALTER DIETRICH
JANE DIETRICH

STATE OF OREGON,)
County of Klamath) ss.
November 9, 19 82

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named
WALTER and JANE
DIETRICH

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

Before me:

Notary Public for Oregon

My commission expires: 1-24-86

WALTER and JANE DIETRICH
1617 Carlson Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

MARTIN and NANCY M. MANLEY
Harriman Route, Box 85
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

HENDERSON & MOLATORE as Below
126 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

MARTIN and NANCY M. MANLEY
Harriman Route, Box 85
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of February, 1996, at 3:05 o'clock P.M., and recorded in book/reel/volume No. M96 on page 4914 or as document/fee/file/instrument/microfilm No. 13765, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch County Clerk

NAME

TITLE

Fee 30.00

By Cheryl Thorsell Deputy