

1-1-74

19348

WARRANTY DEED

Vol. 1796 Page 16640

KNOW ALL MEN BY THESE PRESENTS, That Gertrude M. Schroeder

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Vernon J. Dubois and Alice J. Dubois, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the most Southerly corner of Lot 4 Block 57 of NICHOLS ADDITION
 to Klamath Falls, Oregon, according to the official plat thereof on file in the
 office of the County Clerk of Klamath County, Oregon; thence Northwesterly along
 the Northeasterly line of Tenth Street 80 feet; thence Northeasterly at right
 angles to Tenth Street 80 feet; thence Southeasterly at right angles to Jefferson
 Street 80 feet to the Northwesterly line of Jefferson Street; thence Southwesterly
 along the Northwesterly line of Jefferson Street 80 feet to the poing of beginning,
 being a portion of Lots 3 and 4 of said Block 57 of NICHOLS ADDITION to the City of
 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

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 \$ 12,500.00
 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 18th day of July, 1977;
 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)

STATE OF OREGON,)
 County of Klamath) ss.
 July 19, 1977

Personally appeared the above named
 Gertrude M. Schroeder

and acknowledged the foregoing instru-
 ment to be her voluntary act and deed.

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
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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 be-
 half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Co.

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 instru-
 ment was received for record on the
 6th day of June, 1996,
 at 3:35 o'clock p.m., and recorded
 in book M96 on page 16640 or as
 file/reel number 19348

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

By Cheryl Deputy

Fee \$30.00

SPACE RESERVED
 FOR
 RECORDER'S USE