

1-1-74

40376

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES H. HAMILTON and VIOLET J. HAMILTON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILL PERKINS and BEVERLY PERKINS, 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:

All of Lots 13 and 14 in Block 6 of Lenox, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 roads & highways and the rights of the public therein, easements, restrictions and rights-of-way now of record and those 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 \$27,500.00

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 2nd day of Sept, 1980; 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)

Charles H. Hamilton
Violet J. Hamilton

STATE OF OREGON, }
County of Klamath } ss.
Sept 2nd, 1980

Personally appeared the above named
Charles H. Hamilton and
Violet J. Hamilton

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

Before me
Notary Public for Oregon
My commission expires: 4-11-84

STATE OF OREGON, County of) ss.
1980

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:
Notary Public for Oregon
My commission expires:

Charles H. & Violet J. Hamilton

GRANTOR'S NAME AND ADDRESS

Bill and Beverly Perkins

GRANTEE'S NAME AND ADDRESS

RETURN & TAXES:

LULABELLE ASH
3753 BUTTE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of July, 1980, at 2:27 o'clock P.M., and recorded in book/reel/volume No. 1197 on page 20606 or as document/fee/file/instrument/microfilm No. 40376.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose Deputy

Fee: \$30.00