

65589

WARRANTY DEED

Vol. M98 Page 32310

KNOW ALL MEN BY THESE PRESENTS, That JERRY L. SHELLEY and BERTHA B. SHELLEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH WILLIAM ALMETER and HELEN ZETTA ALMETER, 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:

The Easterly 52 feet, less the Northwest 7 feet, of Lot 1, Block 49, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements and restrictions 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 STATED ABOVE

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 \$65,000.00

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 29 day of June, 19 78, 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)

Jerry L. Shelley  
Jerry L. Shelley  
Bertha B. Shelley  
Bertha B. Shelley

STATE OF OREGON,  
County of Klamath } ss.  
June 29, 19 78

STATE OF OREGON, County of \_\_\_\_\_ } ss.  
19 \_\_\_\_\_  
Personally appeared \_\_\_\_\_ and

Personally appeared the above named JERRY L. SHELLEY and BERTHA B. SHELLEY, husband and wife,

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

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) Cynthia M. Owens  
Notary Public for Oregon  
My commission expires: 5/2/80

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Mr. and Mrs. Jerry L. Shelley

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Ralph W. Almeter  
1038 Main Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. and Mrs. Ralph W. Almeter  
1038 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Ralph W. Almeter  
1038 Main Street  
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 September, 19 98, at 11:15 o'clock A.M., and recorded in book M98 on page 32310 or as file/reel number 65589.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer  
By Kathleen Ross Deputy

Fee: \$30.00

SPACE RESERVED  
FOR  
RECORDER'S USE