

A-20504

45109

FORM No. 633—WARRANTY DEED.

VOLUME 770 PAGE 8504 STEVENS-NESTLÉ TRACT CO., PORTLAND, ORE.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That ROMIE R. ROYSE and JESSE P. ROYSE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES S. RHODES and VIOLA J. RHODES, 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:

Lot 472 in Block 114 of Mills 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:
1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
  2. Taxes for the fiscal year 1970-71.

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 hereinabove set forth,

and that grantor will warrant and forever defend the above granted 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 \$12,750.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 21 day of September, 1970.

STATE OF OREGON, County of Klamath ss. September 21, 1970. Personally appeared the above named ROMIE R. ROYSE and JESSIE P. ROYSE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Ruth L. Morrow  
Notary Public for Oregon  
My commission expires 5-8-73

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Klamath County Title Co  
P.O. Box 157  
Klamath Falls, Oregon  
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 24 day of September, 1970, at 11:39 o'clock A.M., and recorded in book M 70 on page 8504. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.  
By Phyllis Lutter Property

fee \$1.50

633

which said described real property appurtenances and all other rights profits thereof, SUBJECT, HOWE to collect and apply such rents, issue real estate, and in addition thereto a part of the realty, and are a portion