

57127

Vol. 71 Page 10541

FORM No. 523-WARRANTY DEED

1967/20

KNOW ALL MEN BY THESE PRESENTS, That GERALD WEIPERT and CATHERINE WEIPERT, husband and wife,

do 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 6 in Block 1 of SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO: 1971-72 real property taxes which are now a lien, but not yet payable, and, all future real property taxes and assessments; contracts, liens, assessments, rules, regulations and laws for irrigation, drainage and sewage; reservations, restrictions, conditions, set back lines, easements and rights of way 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 above 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 \$ 30,000.00. ~~And the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. And the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00.~~

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 5th day of September, 1971.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named GERALD WEIPERT and CATHERINE WEIPERT, husband and wife,

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

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON

Before me, Terrence E. Jenness
Notary Public for Oregon
My commission expires 7-21-75

My Commission Expires: If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Gerald Weipert et ux

TO
Stanley E. Welch et ux

AFTER RECORDING RETURN TO

Stanley Welch
58211 Southgate
Klamath Falls, Or

(DON'T USE THIS
SPACE) RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of OCTOBER, 1971, at 3:33 o'clock P.M., and recorded in book M. 71 on page 10541. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.

By Hazel P. Pugh Deputy

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on its behalf by its d
STATE OF OREGON,
COUNTY OF Klamath
Personally appeared
who, being duly sworn did
of FIRST NATION