

1972

28-3535

KNOW ALL MEN BY THESE PRESENTS, That Viets & Viets, Inc., an Oregon corporation, and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alton Woodard and Mary Eleanor Woodard, Husband and Wife, hereinafter called grantees and grantees'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 4, FIRST ADDITION TO ST. FRANCIS PARK, 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 1. Regulation, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. (Continued on reverse side)

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 \$ 21,250.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal affixed, this 12 day of October, 1972.

By Edgar L. Viets President  
By Mary Thacker Secretary

STATE OF OREGON, County of Klamath, ss: October 12, 1972.  
Personally appeared Edgar L. Viets and Mary Thacker

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 Viets & Viets, Inc., an Oregon corporation, 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: 10/25/74

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 CORPORATION

TO

AFTER RECORDING RETURN TO

Bruce Owens  
520 Klamath Ave  
City

## STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1972, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County. Witness my hand and seal of County affixed.

By Title Deputy



## Restrictions continued:

2. Regulations, including levies, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to St. Francis Park.
4. First Addition to St. Francis Park is a re-plat of Block 9 and of Lots 60, 61, 62 and 63, Block 14 of the portion of vacated Peck Boulevard lying Southerly of the center line of Cannon Street, extended Westerly and of the S  $\frac{1}{2}$  of vacated Cannon Street, lying Westerly of the West line of Fargo (Benkelman) Street, and is subject to the reservations in the dedication of St. Francis Park.
5. Mortgage, including the terms and provisions thereof, dated January 18, 1971, recorded January 18, 1971 in M-71 at page 435, given to secure the payment of \$12,000.00 with interest thereon and such future advances as may be provided therein, executed by Edgar L. Viets and Sharon L. Viets, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO  
 this 18th day of December A. D. 1972 at 11:26 o'clock A. M., and  
 duly recorded in Vol. M 72, of DEEDS on Page 11519

Wm D. MILNE, County Clerk

FEE \$ 4.00

By [Signature]