

88330

WARRANTY DEED

Vol. 74 Page 6058

LYNN F. GERKE and JEAN H. GERKE,

KNOW ALL MEN BY THESE PRESENTS, That  
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. STRONG and RENEE E. STRONG, 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 Southerly 51.5 feet of Lot 51 and the Northerly 25.6 feet of Lot 52 in OLD ORCHARD MANOR to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Conditions, reservations and restrictions, 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 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 \$ 23,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00  
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 13th day of May, 1974;  
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)

STATE OF OREGON,

County Klamath

May 13, 1974

Personally appeared the above named LYNN F. GERKE & JEAN H. GERKE

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

Before me:  
(SEAL)

Notary Public for Oregon

My commission expires:

My commission expires May 5, 1978

Lynn F. Gerke & Jean H. Gerke

GRANTOR'S NAME AND ADDRESS

Robert G. Strong & Renee E. Strong

GRANTEE'S NAME AND ADDRESS

After recording return to:  
1st National Bank  
601 Main - P.O. Box 608  
Klamath Falls, OR 97601

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

1st National Bank  
601 Main - P.O. Box 608  
Klamath Falls, OR 97601

STATE OF OREGON, County of

Personally appeared

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:

(SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 1974, at 1:21 o'clock P.M., and recorded in book M 74 on page 6058 or as file/reel number 88330.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. J. WILNE

Recording Officer

By [Signature] Deputy

FEE \$ 2.00