

91397

FORM No. 1-1-74—WARRANTY DEED (Individual or Corporate).

ST. JOHN'S BISHOP LAW FIRM, P.C., PORTLAND, OR 97201

Vol. 11-77 Page 9161

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard J. Smith, Personal Representative of the Estate of Garrett Perkins, Sr., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY C. MORRIS and PEGGY L. MORRIS, 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:

Lots 17 and 18 in Block 31 of MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Contracts and/or lien for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land; any unpaid charges or assessments of the City of Malin, if any there may be.

(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

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 \$ 1,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 29th day of July, 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,  
the corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
July 29, 1974

STATE OF OREGON, County of ) ss.  
July 29, 1974

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ 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

Personally appeared the above named Richard J. Smith, Pers. Rep. of the Estate of Garrett Perkins, Sr.,

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

Before me: (OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 4-16-78

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) Notary Public for Oregon  
My commission expires:

Richard J. Smith, Attorney at Law  
210 North 4th Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jerry C. Morris  
P. O. Box 216  
Malin, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Jerry Morris  
P. O. Box 216  
Malin, Oregon  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Jerry C. Morris  
P. O. Box 216  
Malin, Oregon  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instrument was received for record on the 29th day of July, 1974, at 2:38 o'clock P. M., and recorded in book 11-77 on page 9161 or as file/reel number 91397.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$2.00

Cal 2.00