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WARRANTY DEED

Vol. 74

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Klamath Co., OR, 97604

KNOW ALL MEN BY THESE PRESENTS, That H. DUANE SAMMONS who acquired title as H. DUANE SAMMONS and BESS M. SAMMONS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY W. LIVESAY and LINDA A. LIVESAY, 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 1 in Block 9 of FIRST ADDITION TO CYPRESS VILLA, Klamath County, Oregon.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;

(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 \$ 32,500.00.

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 15th day of August, 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.

Notary Public for Oregon  
My commission expires

Marlene T. Addington  
Notary Public for Oregon

STATE OF OREGON, My commission expires

STATE OF OREGON, County of \_\_\_\_\_ ss.

County of Klamath

August 15th, 1974.

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

and

Personally appeared the above named DUANE H. SAMMONS and BESS M. SAMMONS, husband and wife,

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 \_\_\_\_\_

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

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.

(OFFICIAL SEAL) Marlene T. Addington  
Notary Public for Oregon

My commission expires 3-21-77

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Duane H. &amp; Bess M. Sammons

GRANTOR'S NAME AND ADDRESS

Larry W. &amp; Linda A. Livesay

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Larry W. Livesay  
3233 Lombard St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

If a change is requested after this instrument is sent to the following address:

4233 Lombard  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 20th day of AUGUST, 1974, at 3:15 o'clock P.M., and recorded in Book N. 74 on page 10152 or as file/serial number 00767

Record of Deeds of said county.

Witness my hand and seal of County of Klamath

Wm. D. Milne

Notary Public  
By Kathy L. Milne Deputy

FILE # 2400

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