

1-174

93640

WARRANTY DEED

Vol. 74 Page 13091

KNOW ALL MEN BY THESE PRESENTS, That Janet R. Pierce and Calvin E. Pierce

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard A. Buck and Helen D. Buck, 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 2, Block 4, CYPRESS VILLA,
Subject to contract and/or lien for
irrigation and/or drainage; easements
and rights of way of record and those
apparent on the land; rules, regulations,
liens, and assessments of South
Suburban Sanitary District; conditions
and restrictions, easements and set-
back lines as shown on the plat and
in the dedication of Cypress Villa;
and to conditions and restrictions
of Cypress Villa as set forth in
instrument recorded February 5, 1964
in Deed Vol. 351 at page 8, Records
of Klamath County, Oregon.

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

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 \$32,000.00.

However, the actual consideration of money or other property, or value given or promised which is the consideration, (indicate subject) (The sentence between the brackets, if not applicable, should be deleted. See ORS 23.020.)

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 4th day of October, 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)

Calvin E. Pierce
Janet R. Pierce

STATE OF OREGON

County of Klamath
4 OCTOBER 1974

Personally appeared the above named
JANET R. PIERCE &
CALVIN E. PIERCE

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

OFFICIAL
SEAL

Notary Public for Oregon
My commission expires 3-30-75

STATE OF OREGON, County of

Klamath

I, Notary Public for Oregon

do hereby certify that the within instrument

was received for record on the 4th day of October, 1974, at 1:27 o'clock P.M., and recorded in book H 74 on page 13091 or as file/roll number 93640, Record of Deeds of said county.

Witness my hand and seal of County affixed.

OFFICIAL
SEAL

Notary Public for Oregon
My commission expires:

STATE OF OREGON

County of Klamath

I certify that the within instru-
ment was received for record on the 4th day of October, 1974, at 1:27 o'clock P.M., and recorded in book H 74 on page 13091 or as file/roll number 93640, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MYLNE

Retarding Officer
Hazel H. Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard A. Buck
ADDRESS Rt. 3 Box 630
Lakeview, Oregon 97630

NAME ADDRESS TO

5520 Villa Drive
Klamath Falls, Ore. 97601

051 4 4 51 PM 1974