

1-1-74

**95856**

## WARRANTY DEED

Vol 16057  
KINGSTON LAW FIRM  
NORTHLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That RICHARD S. SHUCK and BETTY J. SHUCK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PRENTISS K. PUCKETT, Conservator of the Estate of ROMA JEAN FAIRCHILD, 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 North 80 feet of Lot 554 in Block 120 of MILLS ADDITION TO THE CITY OF Klamath Falls, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements & rights of way of record, and those apparent on the land.

RECEIVED  
DEC 13 1974

(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 forever, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth.

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 \$ 14,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~part of the consideration (indicate which) If a sentence between the symbols //, if not applicable, should be deleted. See OHSB 036.~~

In construing this deed and where the context so requires, the singular shall include the plural.

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 10 day of June, 19 74, 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 of Klamath } ss.  
June 20 1974

Personally appeared the above named Richard S. Shuck and Betty J. Shuck, husband and wife,

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

(OFFICIAL SEAL) Before me:  
D. L. C. [Signature]  
Notary Public for Oregon  
My commission expires 1-7-76

STATE OF OREGON, County of \_\_\_\_\_, ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared ..... and  
 ..... who, being duly sworn,  
 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 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:**

Richard S. Shuck et ux

GRANTOR'S NAME AND ADDRESS

Prentiss K. Puckett, Conservator  
of the Estate of Roma Jean Fairchild

GRANTEE'S NAME AND ADDRESS

**After recording return tax**

P.K. Puckett

540 MAIN

BLAMATH FALLS, OREG. 97601

NAME, ADDRESS, ZIP

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

P.K. Puckett

540 mpa

KLAMATH FALLS, OREG. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of KLANATH

I certify that the within instrument was received for record on the 18th day of DECEMBER, 1974, at 3:00 o'clock P. M., and recorded in book M 74 on page 16057 or as title/reel number 95856

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

WIL. D. HILSKE

**Recording Officer**

By Hazrat Hazrat Deputy

FEE \$ 2.00