

1-1-74 95893

WARRANTY DEED

Vol. 16096 Page 16096

KNOW ALL MEN BY THESE PRESENTS, That FRANK V. SURROZ, JR.,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRELL D. WILLIAMS and LUCILLE WILLIAMS, 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 Westerly 61.4 feet of Lot 7 in Block 92 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being 61.4 feet along Upham Street and the Easterly line of this parcel of land being parallel to the Easterly line of said Lot 7.

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 \$12,000.00. 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 2nd day of December, 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)

Marlene T. Addington
Notary Public for Oregon
My commission expires

STATE OF OREGON,

County of Klamath
December 17, 1974

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named
Frank V. Surroz, Jr.

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

(OFFICIAL SEAL)

Before me:

Marlene T. Addington
Notary Public for Oregon
My commission expires March 21, 1977

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of DECEMBER, 1974, at 10:30 o'clock A. M., and recorded in book M. 74 on page 16096 or as file/reel number 95893, Record of Deeds of said county. Witness my hand and seal of County affixed.

M. J. MILNE

By Hazel Wragel Recording Officer
Deputy

PLS \$ 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Harrell D. Williams
1095 McCoy Lane - Space 93
Santa Maria, Calif 93457

NAME, ADDRESS, ZIP

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

Amfac Mfg Corp
421 SW 6th
Portland, Oregon

NAME, ADDRESS, ZIP

RECEIVED DEC 20 1974

10.30 am