

95995

WARRANTY DEED

Vol. 74 Page 16216

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. BOYD and VELTA E. BOYD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD K. RICHEY and KATHY MALLAMS RICHEY, 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 5 in Block 7 of SECOND ADDITION TO SUNSET VILLAGE, Klamath County, Oregon

SUBJECT TO:

1. Regulations, including levies, liens, assessments water and irrigation rights, easements, rights of way of Enterprise Irrigation District, South Suburban Sanitary District and Sunset Lighting District.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

DEC 24 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, 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 \$30,900.00

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 18th 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)

Donald L. Boyd  
Velta E. Boyd  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF ~~OREGON~~ NEVADA ) ss.  
County of Clark )  
December 1974 )

Personally appeared the above named Donald L. Boyd and Velta E. Boyd

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

Before me, MURIEL IZZO, Notary Public - State of Nevada, County of Clark, My Commission Expires July 5, 1978

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 \_\_\_\_\_ a corporation, 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Donald K. Richey, 3901 Coronado, Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address: Dept. of Veterans Affairs, 1225 Ferry S.E., Salem, Oregon 97310

STATE OF OREGON ) ss.  
County of KLAMATH )  
I certify that the within instrument was received for record on the 24th day of DECEMBER, 1974, at 12:00 o'clock PM., and recorded in book N 74 on page 16216 or as file/reel number 95995. Record of Deeds of said county. Witness my hand and seal of County affixed.  
By \_\_\_\_\_ Recording Officer  
Deputy

SEE \$ 2.00