

1-1-74

98616

28-8483

WARRANTY DEED

RICHARD S. SHUCK

2576

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVA S. PENDELL, JR., and LEDITH I. PENDELL, 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 Southerly 118 feet of the West 75 feet of the E 1/2 of Lot 64 in FAIR ACRES SUBDIVISION, Klamath County, Oregon.

SUBJECT TO: 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, 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 \$ 20,500.00

part of the consideration (indicate which) (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 3rd day of March, 1975; 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.  
March 3, 19 75.

Personally appeared the above named RICHARD S. SHUCK

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires Feb. 3, 1979

RICHARD S. SHUCK

GRANTOR'S NAME AND ADDRESS

ALVA S. PENDELL, JR., & LEDITH I. PENDELL

GRANTEE'S NAME AND ADDRESS

After recording return to:  
First National Bank of Oregon RELD  
P. O. Box 1936  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

First National Bank of Oregon RELD  
P. O. Box 3131  
Portland, Oregon 97208  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of ) ss.  
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Personally appeared ) 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:

STATE OF OREGON, ) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 5th day of MARCH, 19 75, at 3:30 o'clock P.M., and recorded in book M 75 on page 2576 or as file/reel number 98616

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By [Signature] Recording Officer  
Deputy

FEE \$ 2.00