

98658

WARRANTY DEED

AM. LAW PUBLISHING CO. 2833
Vol. 75 Page 2833

KNOW ALL MEN BY THESE PRESENTS, That LYLE W. RICHARDS and KATHERYN L. RICHARDS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by UNITED STATES NATIONAL BANK OF OREGON, a national banking association, 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 8 in Block 5 of Tract No. 1022, FOURTH ADDITION TO SUNSET VILLAGE.

(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

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 \$ 29,500.00

~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES, TOGETHER WITH ALL HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING, ARE HEREBY GRANTED, SOLD AND CONVEYED TO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.~~ (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.

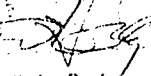
In Witness Whereof, the grantor has executed this instrument this 24th day of February, 19 75; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath,) ss.
February 24th, 19 75

Personally appeared the above named Lyle W. Richards and Katheryn L. Richards, husband and wife

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

Before me: 
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 10-9-77

STATE OF OREGON, County of Klamath) ss.
February 24, 19 75

Personally appeared Lyle W. Richards and Katheryn L. Richards 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: 
Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: M.L. Summers

TRUST DEPARTMENT
UNITED STATES NATIONAL BANK OF OREGON

P. O. BOX 3168
PORTLAND, OREGON 97208

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

Return to M.L. Summers

TRUST DEPARTMENT
UNITED STATES NATIONAL BANK OF OREGON

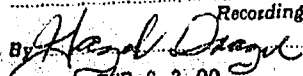
P. O. BOX 3168
PORTLAND, OREGON 97208

STATE OF OREGON,) ss.

County of KIAMATH

I certify that the within instrument was received for record on the 6th day of MARCH, 19 75, at 3:50 o'clock P. M., and recorded in book M 75 on page 2633 or as file/recd number 98658, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By  Recording Officer
Deputy
FEE \$ 2.00