

98924

28-ESOC

WARRANTY DEED

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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
 ALBERT M. PLAZA and GLADYS G. PLAZA, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 6, BLOCK 1, BEL AIRE GARDENS

SUBJECT TO:

1. Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District;
2. Regulations, levies, assessments, rights of way and easements of South Suburban Sanitary District;
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Bel Aire Gardens; and covenants, easements and restrictions imposed by instrument recorded July 10, 1963, in Book 346, at page 441;
4. Trust Deed, given to secure the payment of \$19,500, recorded July 5, 1968, in Book M-68, page 6135, and re-recorded March 6, 1969, in Book M-69, page 1690, wherein Robert J. and Carol S. Dunmire, appear as Trustors, Transamerica Title Insurance Co. appears as Trustee, and United States National Bank appears as Beneficiary; which Trust Deed Grantees agree to assume and pay in accordance with the provisions thereof.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, to Have and to Hold the same unto the 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 hereinabove 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 \$ 28,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 7 day of March, 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)

Richard S. Shuck
 Betty J. Shuck

STATE OF OREGON,)
 County of Klamath) ss.
 March 7th, 19 75.

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

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
 SEAL)

W. F. Cooper
 Notary Public for Oregon

My commission expires
 June 7, 1977

STATE OF OREGON, County of) ss.
 Personally appeared , 19 .

and who, being duly sworn, each for himself and not one for the other, did say that the latter is the president and that the former 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 instru-
 ment was received for record on the
 17th day of MARCH, 19 75,
 at 10:55 o'clock A. M., and recorded
 in book M 75 on page 2973 or as
 file/reel number 98924,
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

WM. D. MILNE

Recording Officer

By Deputy

FEE \$ 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Street, Albany,
 5425 S. 6th
 City, 97001

NAME, ADDRESS, ZIP

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

Albert M. Plaza
 5425 Bel Aire
 City

NAME, ADDRESS, ZIP