

1887

WARRANTY DEED

Vol. 75 Page 6916

KNOW ALL MEN BY THESE PRESENTS, That KATHY ROBERTA MALLAMS RICHEY and THOMAS WILLIAM MALLAMS and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. HORAK and JUDY K. HORAK, husband & 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:

SEE ATTACHED DESCRIPTION

SUBJECT TO: 1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District;
3. Easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940, in Book 128 at page 267, Deed Records, in favor of California-Oregon Power Company, for pole and lines;
4. Easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 5, 1967, in Book M-67 at page 4178, Microfilm Records, in favor of California Pacific Utilities Company for pipe line.

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 hereinabove set forth,

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 \$ 30,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which), if not applicable, should be deleted. See O.R.S. 92.030.

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 18 day of June, 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)

Thomas William Mallams
Kathy Roberta Mallams Richey

STATE OF OREGON,
County of Klamath } ss.
June 18, 1975.

Personally appeared the above named Thomas William Mallams and Kathy Roberta Mallams Richey and acknowledged the foregoing instrument to be their voluntary act and deed.

(Before me)
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 10-13-78

STATE OF OREGON, County of _____) ss.
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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

THOMAS WILLIAM MALLAMS and KATHY ROBERTA RICHEY

GRANTOR'S NAME AND ADDRESS
WILLIAM J. HORAK and JUDY K. HORAK
1159 McClellan Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
William and Judy Horak
1159 McClellan Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
First Federal Savings & Loan Assn.
538 Main Street
Klamath Falls, OR 97601

STATE OF OREGON, County of _____) ss.
I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

6911

The following described real property in Klamath County, Oregon:

A parcel of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, as follows:

Beginning at a point on the Easterly line of First Addition to Moyina, said point being North 00° 16' West 205.36 feet from the Southeasterly corner of said First Addition to Moyina; thence

North 00° 16' West 85.85 feet, along the Easterly line of said First addition to Moyina, to a point; thence

North 89° 44' East 120.00 feet to a point; thence

South 00° 16' East 85.85 feet to a point; thence

South 89° 44' West 120.00 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
11:00

this 19th day of June A. D. 1975. at 11 o'clock AM., and

duly recorded in Vol. M 75, of DEEDS on Page 6910

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel Drazie