

1-1-74

3035

88-8523

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That HARRY L. PICARD and MILDRED J. PICARD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELBERT R. ARANT and BETTY I. ARANT, 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 527, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon

SUBJECT TO:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.
2. Taxes for the year 1975-76 are now a lien but not yet payable.

(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 herein above stated

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 \$ 21,500.00. 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 23 day of July, 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)

Harry L. Picard
Mildred J. Picard

STATE OF OREGON,) ss.
County of Klamath)
July 23, 1975

Personally appeared the above named
HARRY L. PICARD and MILDRED J. PICARD

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

Before me,
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires 2-3-79

STATE OF OREGON, County of) ss.
July 23, 1975

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Harry L. and Mildred J. Picard

GRANTOR'S NAME AND ADDRESS

Delbert R. and Betty I. Arant

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Natl Bank
P.O. Box 1936
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

1st Natl Bank *RELO*
P.O. Box 3131
Portland, Oregon 97201

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KIAMATH

I certify that the within instrument was received for record on the 24th day of JULY, 1975, at 10:50 o'clock A.M. and recorded in book M.75 on page 8394 or as file/reel number 3035.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Kregel Diaz* Deputy

FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE

RECEIVED JUL 24 1975
10-50 am