

3182

WARRANTY DEED

Vol. 75 Page 8601

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM D. TRUMBLE and BETTY L. TRUMBLE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYBURN D. SOUTH and GAYLE I. SOUTH, 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:

Lots 11, 12 and 13, Block 24, BUENA VISTA ADDITON TO THE CITY OF KLAMATH FALLS, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1975-76, a lien, but not yet payable.
2. Restrictions of a portion of Buena Vista Addition recorded September 10, 1956, dated August 22, 1956, in Volume 12 of Miscellaneous Records of Klamath County, page 250; and Waiver and Modification of Restrictive Covenant, dated June 30, 1959, recorded July 7, 1959 in Deed Book 314, page 80.

(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 set forth above,

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 \$ 3,000.00

~~How much the actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00~~

~~the whole consideration indicated 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 25 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
July 25, 1975.

Personally appeared the above named William D. Trumble and Betty L. Trumble & Betty Lou Trumble as attorney-in-fact for William D. Trumble and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-12-77

STATE OF OREGON, County of ) ss.  
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.

Notary Public for Oregon

My commission expires:

William D. & Betty L. Trumble

## GRANTOR'S NAME AND ADDRESS

Rayburn D. & Gayle I. South  
P. O. Box 169  
Central Valley, California 96001

## After recording return to:

Rayburn D. & Gayle I. South  
P. O. Box 169  
Central Valley, California 96001

NAME, ADDRESS, ZIP

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

Rayburn D. & Gayle I. South  
P. O. Box 169  
Central Valley, California 96001

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath )

I certify that the within instrument was received for record on the 28th day of JULY, 1975, at 8:00 o'clock A.M., and recorded in book M 75 on page 8601 or as file/reel number 3182

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

Deputy

FEE \$ 3.00

SPACE RESERVED  
FOR  
RECORDER'S USE