

38-9210 38-9210 WARRANTY DEED 8674
KNOW ALL MEN BY THESE PRESENTS, That ESTER VIZDAL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD W. WELCH and SARAH L. WELCH, 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 52 in Block 15 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT #1

SUBJECT TO:

1. Taxes for the fiscal year 1975-'76, a lien not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
3. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 \$ 3,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd 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)

Ester Vizdal

STATE OF OREGON,
County of Klamath
July 28, 1975

STATE OF OREGON, County of
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Personally appeared

and

Personally appeared the above named
Ester Vizdal

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

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 11/21/75

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. & Mrs. Donald W. Welch
10 Maine St.
T. Davis, A.F. B. California, 94535
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
As above
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 29th day of JULY, 1975, at 3:50 o'clock P. M., and recorded in book M 75 on page 8674 or as file/reel number 3241. Record of Deeds of said county.
Witness my hand and seal of County affixed.
WM. D. MILNE
Recording Officer
By Deputy
FEE \$ 3.00