

3466

38-9356

WARRANTY DEED

STEVEN H. LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 25 Page

9040

KNOW ALL MEN BY THESE PRESENTS, That THOMAS F. CRIST and JUDITH E. CRIST, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PABLO GONZALES and SARA G. MARTINEZ, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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:

The W 1/2 of Lot 20 in Block 5 of FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the most Southerly 10 feet as deeded to Klamath County In Book 329 at page 597, Deed Records, recorded May 19, 1961 and in Deed Book 329 at page 599, recorded May 19, 1961, in the County of Klamath and State of Oregon.

SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes & assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above 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 \$ 4,000.00. However, if the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration, indicate which of the sections between the symbols A/B/C/D/E/F/G/H/I/J/K/L/M/N/O/P/Q/R/S/T/U/V/W/X/Y/Z 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 28 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

July 28

1975.

Personally appeared the above named THOMAS F. CRIST and JUDITH E. CRIST, husband and wife,

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

Before me:

(OFFICIAL SEAL) *David K. Owen*

Notary Public for Oregon

My commission expires 9-26-77

STATE OF OREGON, County of

Personally appeared

and 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.

Before me:

Notary Public for Oregon

My commission expires:

Thomas F. Crist & Judith E. Crist

GRANTOR'S NAME AND ADDRESS

Pablo Gonzales & Sara G. Martinez

GRANTEE'S NAME AND ADDRESS

After recording return to:
Pablo Gonzales
3410 WOODBURY ST.
K. FALLS, OR

NAME, ADDRESS, ZIP

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

Pablo Gonzales & Sara G. Martinez
3410 WOODBURY ST.
K. FALLS, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of August, 1975, at 3:30 o'clock P.M., and recorded in book M75 on page 9040 or as file/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$3.00

By *Hazel Draper* Recording Officer Deputy

RECEIVED AUG 1 1975