

4179

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Forrest D. Epperson and Linda J. Epperson, husband and wife, 5859 Winter Ave., Klamath Falls, Oregon, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANZA INC., an Oregon Corporation, 1826 Oregon Ave., Klamath Falls, Oregon, 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:

Township 37 South, Range 9 E.W.M. Section 33: that portion of the NW 1/4 lying East of the Old Port road.

SUBJECT TO: All further real property taxes and assessments; 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

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 \$ 12,500.00

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 25th day of August, 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)

Forrest D. Epperson
Linda J. Epperson

STATE OF OREGON,

County of Klamath

August 25, 1975

STATE OF OREGON, County of) ss.

Personally appeared, 19

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

Personally appeared the above named Forrest D. Epperson & Linda J. Epperson husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Forrest D. & Linda J. Epperson
5859 Winter Ave.

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

ANZA INC., AN OREGON CORPORATION

1826 Oregon Ave.

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ANZA INC., AN OREGON CORPORATION

1826 Oregon Ave.

Klamath Falls, Oregon 97601

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 26th day of AUGUST, 1975, at 10:30 o'clock A.M., and recorded in book M 75 on page 9954 or as file/reel number 4179

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. NILNE

FEE \$ 3.00

By Hazel D. Dwyer Deputy
Recording Officer