

4236

WARRANTY DEED

38-9499
Vol. 10029

KNOW ALL MEN BY THESE PRESENTS, That DONALD A. RIDER and EVELYN V. RIDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE M. SCOTT

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

The S 1/2 of Lot 7 in Block 3 of ALTAMONT ACRES, Klamath County, Oregon, described as follows, to-wit:
SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded November 21, 1925 in Book 67, page 617.

(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 stated,

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 \$18,500.00. However, 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). (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 26 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)

Donald A. Rider
Evelyn V. RiderSTATE OF OREGON,
County of KLAMATH } ss.
August 26, 1975

Personally appeared the above named DONALD A. RIDER and EVELYN V. RIDER, husband and wife,

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

(OFFICIAL SEAL)

Susan Kay Way
Notary Public for Oregon
My commission expires: 6/4/1977STATE OF OREGON, County of _____) ss.
_____, 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 _____

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)

Mr. and Mrs. Donald A. Rider

3838 Crest Street
Klamath Falls, Oregon 97601

Mr. George Scott

3321 Pine Grove Road
Klamath Falls, Oregon 97601

After recording return to:

Mr. George Scott

3321 Pine Grove Road
Klamath Falls, Oregon 97601

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

Department of Veteran's Affairs
1307 West Main Street
Medford, Oregon 97501

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of August, 1975,

at 10:50 o'clock A.M., and recorded in book M-75 on page 10029 or as file/reel number 4236

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00