

1-74

## WARRANTY DEED

38-9494  
KNOW ALL MEN BY THESE PRESENTS, That STANLEY TECUMSEH and ALMA L. TECUMSEH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. PEBBLES and MARJORIE M. PEBBLES, 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 10, KENNICOTT COUNTRY ESTATES,

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights, liens, rights of way and easements of Enterprise Irrigation District & So. Sururban Sanitary District.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
3. Mortgage, including the terms and provisions thereof, recorded October 3, 1961 in Book 205 at page 633, Klamath County Records, in favor of The First National Bank of Oregon, which Grantees herein assume and agree to pay.

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 \$ 24,000.00

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 21st 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)

STATE OF OREGON,

County of Klamath,  
August 25, 1975

STATE OF OREGON, County of \_\_\_\_\_, ss.

Marlene T. Addington  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

Personally appeared the above named

Stanley Tecumseh and Alma Tecumseh

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

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:

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 27th day of August, 1975, at 3:35 o'clock P.M., and recorded in book M-75 on page 10052, or as file/reel number 4254, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Wm. D. Milne* Recording Officer  
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. &amp; Mrs. Robert J. Pebbles

5850 Winter Ave

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First National Bank of Oregon

P.O. Box 3131

Portland, Oregon 97208

NAME, ADDRESS, ZIP