

4318

38-7536

WARRANTY DEED

10149

KNOW ALL MEN BY THESE PRESENTS, That JOE D. TAYLOR and CAROLYN A. TAYLOR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES LARRY GONZALES and ROSITA DARLENE GONZALES, 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 in CLOVERDALE,

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights, liens, rights of way and easements of Enterprise Irrigation District and South Suburban Sanitary District.
2. Trust Deed, including the terms and provisions thereof, recorded July 17, 1973 in Book M-73 at page 9110, Klamath County Records, in favor of Equitable Savings and Loan Association, which The Grantees herein assume and agree to pay.

(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 covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record

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 \$ 26,500.00

However, the actual consideration consists of or includes other property or value given or promised which 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 28th 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 28, 1975

Personally appeared the above named
Joe D. Taylor and Carolyn A. Taylor

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

STATE OF OREGON, County of _____) ss.

Personally appeared _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Charles Larry Gonzales
2823 Homedale Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Equitable Savings & Loan Assn.
1300 SW 6th
Portland, Oregon 97204
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of AUGUST, 1975, at 11:00 o'clock A.M., and recorded in book M 75 on page 10149 or as file/reel number 4318.

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

WM. D. MILNE

Recording Officer

By Hazel Dugan Deputy

FEE \$ 3.00

RECEIVED AUG 28 1975

11:00 am