

1-1-74

4322

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Initial Trustees under that certain Trust Agreement dated April 3, 1975, wherein Arthur M. Cherry and Martha R. Cherry are Trustees, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry D. Dearing and Nellie M. Dearing, husband and wife

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 31 of FIRST ADDITION TO MADISON PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Madison Park.
4. Subject to any exceptions that may be disclosed by examining the Trust Agreement mentioned in the above vesting.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$42,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ 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

STATE OF OREGON, County of Klamath) ss.

Personally appeared

and who, being duly sworn,

Personally appeared the above named Arthur M. Cherry and Martha R. Cherry

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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 10157 or as file/reel number 4323

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

Fee \$ 3.00

By Hazel

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal City

NAME, ADDRESS, ZIP

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

First Federal City

NAME, ADDRESS, ZIP