

01-09947

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FORM No. 632—WARRANTY DEED (Individual or Corporate)

1-74

WARRANTY DEED

10894

KNOW ALL MEN BY THESE PRESENTS, That VERLE F. GALBREATH and LORENE F. GALBREATH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. POTUCEK and CAROL J. POTUCEK, 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:

Lots 21, 22 and 23 in Block 14 of ST. FRANCIS PARK, Klamath County, Oregon.

SUBJECT TO: 1. Regulations of Enterprise Irrigation District. 2. Regulations of South Suburban Sanitary District. 3. Restrictions as shown on the recorded plat of St. Francis Park.

(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 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 \$13,000.00

~~However, the consideration paid for this transfer, stated in terms of dollars, is \$13,000.00. The whole consideration (including the above stated consideration) is \$13,000.00.~~

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 5<sup>th</sup> day of September, 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)

*Verle F. Galbreath*  
*Lorene F. Galbreath*

STATE OF OREGON,

County of *Clatsop* } ss.  
*Sept 5, 1975*

Personally appeared the above named *Verle F. Galbreath & Lorene F. Galbreath*

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

Before me: *Kevin W. Patrick*

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires *Apr. 24, 1976*

STATE 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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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: \_\_\_\_\_

Verle &amp; Lorene Galbreath

GRANTOR'S NAME AND ADDRESS

Robert J. & Carol J. Potucek  
P. O. Box 154  
Midland, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mountain Title Company  
407 Main Street  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First Federal Savings  
540 Main Street  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of *Klamath* } ss.

I certify that the within instrument was received for record on the 12<sup>th</sup> day of September, 1975, at 3:17 o'clock P.M., and recorded in book M75 on page 10894 or as file/reel number \_\_\_\_\_

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

Wm. D. Milne

Recording Officer

Fee \$3.00

By *Phyllis Rutledge* Deputy