

5943

WARRANTY DEED

Vol. 15 Page 12513

38-9629

STEVENS-NEEDS LAW PUBLISHING CO., PORTLAND, OR 97204

KNOW ALL MEN BY THESE PRESENTS, That EDWARD K. SILANI and DOROTHY M. SILANI, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL E. FERGUSON and VIKI B. FERGUSON, 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 5 in Block 4 of FIRST ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

## 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 Enterprise Irrigation District;
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Sunset Village;
6. Set-back provisions, lines, conditions and restrictions, including

(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,

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 \$ 35,900.00.

~~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 99.090.)~~

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 2nd day of October, 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)

Edward K. Silani  
Dorothy M. Silani

STATE OF OREGON,  
County of Klamath } ss.  
October 2nd, 1975

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.

Personally appeared the above named EDWARD K. SILANI and DOROTHY M. SILANI, 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 6/4/1977

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Edward K. Silani  
4900 Sleepwood Drive  
Klamath Falls, Oregon 97601

Mr. and Mrs. Michael E. Ferguson  
8919 Grenada Street  
Klamath Falls, Oregon 97601

After recording return to:

Mr. and Mrs. Michael E. Ferguson

8919 Grenada Street  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:  
Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy



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the terms and provisions thereof, as set forth in Declaration recorded March 4, 1969, in Book M-69 at page 1643 and amended in Deed Volume M-69 at page 2838, recorded April 21, 1969.

STATE OF OREGON, COUNTY OF CLATSOP  
Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 9th day of OCTOBER 1975 at 10:36 A.M., and  
duly recorded in Vol. M 75 of DEEDS on Page 12513

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton