

1-1-74

6083

WARRANTY DEED

Vol. 15 Page 12695

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD P. RENICK and MARY T. RENICK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ERNEST T. KRAUSS

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 2, Block 9, TRACT 1025 - WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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: 1975-76 taxes, a lien, but not yet due and payable; statutory powers, including power of assessment, of Klamath Irrigation District and South Suburban Sanitary District; covenants, conditions, restrictions, reservations, easements and set-back lines 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 \$ 27,800.00

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 ①, 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 8 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)

STATE OF OREGON, WASHINGTON, }
County of Walla Walla } ss.
October 8, 1975

Personally appeared the above named
Richard P. Renick and
Mary T. Renick

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

Before me
John Murado
(OFFICIAL SEAL)
Notary Public for Oregon Washington
My commission expires 8-24-76

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:

RENICK, Richard P. and Mary T.

GRANTOR'S NAME AND ADDRESS

KRAUSS, Ernest T.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ernest T. Krauss
4909 Memorie Lane
Klamath Falls, Oregon 97601

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

Ernest T. Krauss
4909 Memorie Lane
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of October, 1975, at 1:52 o'clock P. M., and recorded in book M75 on page 12695 or as file/reel number 6083.

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

Wm. D. Milne

Recording Officer

Fee \$3.00

By Hazel Drago Deputy