

8234

## WARRANTY DEED

Vol. 15 Page 15736

KNOW ALL MEN BY THESE PRESENTS, That RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCHILL & SONS, INC., an Oregon Corporation, 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 11, 12 and 13, Block 24, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Klamath County Clerk.

SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$3,000.00

However, the actual consideration consists of or includes other property or value given or promised by the grantor to the grantee, which is the whole or part of the consideration for the purchase of the above described premises, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the 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.

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 30 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
September 30, 1975.

Personally appeared the above named RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-7-76

STATE OF OREGON, County of ) ss.  
1975.

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:

Rayburn D. South et ux

GRANTOR'S NAME AND ADDRESS

Schill & Sons, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same

NAME, ADDRESS, ZIP

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

Schill & Sons, Inc.  
P.O. Box 1461  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of DECEMBER, 1975, at 11:18 o'clock A.M., and recorded in book M 75 on page 15736 or as file/reel number 8234, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

By Hazel Gray Deputy

FEE \$ 3.00

75 DEC 15 AM 11 18