

8624

35-10195

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16219

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. POTUCEK AND CAROL J. POTUCEK, HUSBAND AND WIFE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE D. TWIDWELL AND KATHERINE K. TWIDWELL, H/W 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:

That portion of Lots 1 and 2 in Block 18 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, lying Southerly of a line drawn 90 feet South of and parallel to the South line of Manzanita Street, Klamath County, Oregon.

SUBJECT TO:

Subject to, and together with rights in and to a certain driveway ten feet in width, lying between the 37½ foot line of said Lot 2, and the Westerly line of said Lot 1.

City Improvement Unit #231, Card 10, docketed April 27, 1973 in the original amount of \$145.58.

(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

1974-75 real estate taxes and 1975-76 real estate taxes which the grantee herein agrees to pay.

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 \$ 1,700.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 26 day of December, 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.
December 26, 1975

Personally appeared the above named Robert J. Potucek and Carol J. Potucek, husband and wife

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

Before me: *Clair A. Bant*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10-12-79

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: _____

Potucke

GRANTOR'S NAME AND ADDRESS

Twidwell

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Lawrence Twidwell
712 St. Francis
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. Lawrence Twidwell
712 St. Francis
Klamath Falls, Oregon 97601

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 26th day of DECEMBER, 1975, at 3:46 o'clock P.M., and recorded in book M 75 on page 16219 or as file/reel number 8624

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hayes* Recording Officer
Deputy

FEE \$ 3.00