

38-9508

8746

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CLYDE E. RICE AND LILLIAN I. RICE,  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY A. HALVORSON an undivided  $\frac{1}{2}$  interest and WILLIAM A. ROSSWORN, an undivided  $\frac{1}{2}$  interest, 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 their and State of Oregon, described as follows, to-wit:  
Lots 1, 2, and 3 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission, recorded August 8, 1958 in Book 302 at page 14, Deed Records, Klamath County, Oregon

## SUBJECT TO:

Limited access restrictions in deed from Harvey Bowman et ux., to State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Book 302 at page 14, Deed Records.

(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

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 \$5,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25 day of November, 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, Deschutes } ss.  
County of Klamath  
December 9, 1975

Personally appeared the above named  
Clyde E. Rice and Lillian I. Rice, husband and wife

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

Before me:  
(OFFICIAL SEAL) *Paula Sheppardson*  
Notary Public for Oregon  
My commission expires: 12/13/78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
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:  
Notary Public for Oregon  
My commission expires:

Rice  
GRANTOR'S NAME AND ADDRESS  
Halvorson & Rossworn  
GRANTEE'S NAME AND ADDRESS  
Halvorson and Rossworn  
3949 South Sixth Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Halvorson and Rossworn  
3949 South Sixth Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.  
County of Klamath  
I certify that the within instrument was received for record on the 31 day of Dec, 1975, at 3:57 o'clock P.M., and recorded in book M.75 on page 16396 or as file/reel number 8746  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm D. Milne  
Recording Officer  
By *Hazel Mag* Deputy  
3.00

STATE OF OR  
On this  
Carol L. Fo  
instrument to be

The dollar amount of property remains \$5,750.00. If consideration in consists of or includes other property or value given or promised, the dollar amount shall be the sum of the dollar amounts of all such property or value given or promised.

WARRANTY DEED (INDIVIDUAL OR CORPORATE)

After Recording Return to:  
Mr. & Mrs. Dave A. Fisher  
Klamath Falls, Oregon 97601  
Dept. of Veterans' Affairs  
1225 Ferry S.E.  
Salem, Oregon 97310  
Form No. 0-960  
(Previous Form No. TA 16)

U.S. National Bank  
P.O. Box 2921  
Portland, Oregon