

1-1-74

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JEAN A. PUCKETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EIMER R. WALKER, 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 4 in Block 1 of TRACT NO. 1033, KENO HILLSIDE ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject to reservations and restrictions contained in the Dedication shown on the Plat of Keno Hillside Acres, No. 1033, and easements and rights of way of record and those apparent on the land.

Subject also to approval of the Department of Environmental Quality or other Governmental Agency for septic tank approval, which responsibility grantees expressly assume. Grantees further agree that such approval has not been obtained by the Grantor, and Grantees hereby expressly waive any recourse against Grantor with respect to such approval or disapproval.

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 hereinabove 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 \$5,500.00

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 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 22 day of January, 1976; 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.

Jean A. Puckett

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath,
January 22, 1976

Personally appeared the above named
JEAN A. PUCKETT

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

Before me:
(OFFICIAL SEAL) Robert A. Puckett

Notary Public for Oregon
My commission expires: 1/11/79.

STATE OF OREGON, County of) ss.
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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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Eimer R. Walker
6833 Shasta Way
Grants
NAME, ADDRESS, ZIP

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

Send tax stmt
to above person's address
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 26th day of JANUARY, 1976, at 2:30 o'clock P.M., and recorded in book M. 76 on page 1217 or as file/reel number 9573, Record of Deeds of said county.

Witness my hand and seal of County attixed.

WM. D. MILNE

Recording Officer
By *Hazel Gray* Deputy

FEE \$ 3.00

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