

11897

WARRANTY DEED

Vol. 76 Page

4405

KNOW ALL MEN BY THESE PRESENTS, That
LLOYD R. SHULTZ and HARRIET A. SHULTZ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
EUGENE GLENN FERGUSON and STELLA LOUISE FERGUSON, husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 8, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Statutory powers, including power of assessment, of South Suburban Sanitary District.
2. Statutory powers, including power of assessment, of Enterprise Irrigation District.
3. 25 foot building set-back line along Redondo Way as shown on dedicated plat.
4. 8 foot utility easement along rear of lot as shown on dedicated plat.
5. Reservations and easements as contained in plat dedication.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 13, 1972 in Volume M72, page 6318, Microfilm Records 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

EXCEPT as set forth above

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 \$ 38,500.00

~~However, the above consideration does not include the value of the property, which is~~
~~considered to be the value of the property.~~ (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 19th day of March, 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.

(If executed by a corporation,
affix corporate seal)

Lloyd R. Shultz
Lloyd R. Shultz

Harriet A. Shultz
Harriet A. Shultz

STATE OF OREGON,

County of Klamath
March 19, 1976

STATE OF OREGON, County of

Personally appeared

) ss.

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

Personally appeared the above named
Lloyd R. Shultz and
Harriet A. Shultz

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 3/25/77

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

S HULTZ

GRANTOR'S NAME AND ADDRESS

FERGUSON

GRANTEE'S NAME AND ADDRESS

After recording return to:
Eugene Glenn Ferguson & Stella Louise Ferguson
3913 Redondo Way
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of

at 7:00 o'clock P.M., and recorded
in book 76 on page 5 or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Hazel Orman Deputy
Recording Officer