

12813

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL R. DAVIS and ESTHER L. DAVIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD R. CANNON and GLORIA A. CANNON, 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Tract Number 53, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Regulations of South Suburban Sanitary District. 2. Regulations of Enterprise Irrigation District. 3. Reservations as contained in deed recorded April 19, 1944 in Volume 164, page 151. 4. Mortgage in favor of Amfac Mortgage Corporation, recorded February 11, 1975 in Volume M75, page 1701, which the grantees herein agree to assume and pay according to the terms contained therein. 5. Financing Statement recorded February 11, 1975 in Volume M75, page 1705, which the grantees agree to assume.

(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 \$ 60,077.28. ~~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 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 20th day of April, 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)

Michael R. Davis  
Michael R. Davis

Esther L. Davis  
Esther L. Davis

STATE OF OREGON, )  
County of Klamath ) ss.  
April 21, 1976

STATE OF OREGON, County of ) ss.  
Personally appeared )  
who, being duly sworn,

Personally appeared the above named Michael R. Davis and Esther L. Davis

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

and acknowledged the foregoing instrument 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 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: *W. Arlene Addington*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-21-77

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:

Gerald R. Cannon  
4991 Gatewood Drive  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

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

Amfac Mortgage Corporation  
1300 S. W. 6th Avenue  
Portland, Oregon 97207  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of KLAMATH )  
I certify that the within instrument was received for record on the 21st day of APRIL, 1976, at 3:37 o'clock P. M., and recorded in book M 76 on page 5845 or as file/reel number 12813, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
By *Harold H. Hays* Deputy

FEE \$ 3.00