

13153

## WARRANTY DEED

GORDON H. WYNANT

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JACK V. HOUSTON and MARTHA A. HOUSTON, 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:

Undivided one-half interest in the following:

Lot 4 in Block 1, CYPRESS VILLA, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and calans, of Klamath  
Irrigation District; regulations, including levies, liens, assessments,  
rights of way and easements of the South Suburban Sanitary District;  
restrictions, but omitting restrictions, if any, based on race, color,  
religion or national origin, as shown on the recorded plat of Cypress  
Villa; contracts and/or lien for irrigation and/or drainage, and  
reservations, easements, restrictions and rights of way of record and  
those apparent on the land.

(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 stated 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 \$ 14,250.00

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 27 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath  
January 27, 1976Personally appeared the above named  
GORDON WYNANTand acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Notary Public for Oregon /C-13-78  
My commission expires: 4-16-78

Gordon H. Wynant  
5463 Villa Drive  
Klamath Falls, OR 97601

Mr. &amp; Mrs. Jack V. Houston

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

First Fed  
540 Main  
City

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 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.

Before me: (OFFICIAL  
SEAL)  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of KLAMATH ) ss.

I certify that the within instru-  
ment was received for record on the  
29th day of APRIL, 1976,  
at 11:33 o'clock A.M., and recorded  
in book M 76 on page 6317 or as  
file/reel number 13153

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

By Hazel Drayton Deputy  
Recording Officer

FEE \$ 3.00