

MTC 1777

WILLIAMS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

13930

WARRANTY DEED

Vol. 76 Page 7392

KNOW ALL MEN BY THESE PRESENTS, That ALBERT W. WILDER and CECILIA L. WILDER,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. VAUGHN  
and MARJO R. VAUGHN, 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 14 in Block 1 of WEMBLY PARK - TRACT 1044, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District.
2. An 8 foot utility easement along rear of lot, as shown by dedicated plat.
3. Restrictions as contained in plat dedication.
4. Trust Deed, including the terms and provisions thereof, recorded April 9, 1973 in Volume M73 at page 4123, Microfilm Records of Klamath County, Oregon, in favor of Equitable Savings and Loan Association, an Oregon corporation, which Grantees herein assume and agree to pay according to the terms contained therein.

(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  
specifically set forth hereinabove

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 \$ 51,000.00  
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 14th day of May, 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)

Albert W. Wilder  
Cecilia L. Wilder

STATE OF OREGON,

County of Klamath

May 17, 1976

Personally appeared the above named  
Albert W. Wilder and Cecilia L.  
Wilder

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

Before me:  
Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of Klamath, ss.

Personally appeared, 1976

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  
18th day of May, 1976,  
at 1:55 o'clock P.M., and recorded  
in book M. 76 on page 7392 or as  
file/reel number 13930,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 3.00

After recording return to:

Mr. & Mrs. Richard L. Vaughn  
5023 Mazama  
City, 97601

NAME, ADDRESS, ZIP

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

Equitable Savings & Loan Assn.  
1302 SW 6th Avenue  
Portland, Oregon

NAME, ADDRESS, ZIP