

WARRANTY DEED

7881

KNOW ALL MEN BY THESE PRESENTS, That KENNETH ROY SIEVERS and MICHELE MARIE SIEVERS, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP G. REYNOLDS, Jr., 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:

The North 70 feet of Lot 2, Block 3, PLEASANT VIEW TRACTS, 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 the power of assessment, of Enterprise Irrigation Dist.
2. Statutory powers, including the power of assessment, of So. Suburban Sanitary Dist.
3. Reservations and easements as contained in instrument recorded November 2, 1942 in Vol. 151, page 38, Deed 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 THOSE 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 \$ 26,900.00. 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 25th 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)

STATE OF OREGON, } ss.
County of Klamath
May 25, 1976

Personally appeared the above named Kenneth Roy Sievers and Michele Marie Sievers,

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

Before me: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/19/78

STATE OF OREGON, County of _____) ss.
_____, 19____.

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:

SIEVERS
GRANTOR'S NAME AND ADDRESS
REYNOLDS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Phillip G. Reynolds
2043 Summers Lane
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, Dept of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON, } ss.
County of KLANATH

I certify that the within instrument was received for record on the 27th day of MAY, 1976, at 1:13 o'clock P.M., and recorded in book M 76 on page 7881 or as file/reel number 14299

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILBE
By *[Signature]* Recording Officer
Deputy