

14863

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES R. ZUMWALT and SHIRLEY R. ZUMWALT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George W. Puckett and LOTAWANNA PUCKETT, 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 19 of INDEPENDENCE TRACTS, excepting the East 100 feet of said Lot, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.

(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 \$18,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 10th day of June, 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)

James R. Zumwalt

Shirley R. Zumwalt

STATE OF OREGON,

County of Klamath

June 10th, 1976

STATE OF OREGON, County of Klamath, ss.

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 _____

Personally appeared the above named James R. Zumwalt and Shirley R. Zumwalt

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-12-78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to: SHASTA PLAZA BRANCH First Federal Savings & Loan Association OF KLAMATH FALLS, OREGON NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: SHASTA PLAZA BRANCH First Federal Savings & Loan Association OF KLAMATH FALLS, OREGON	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instrument was received for record on the 11th day of JUNE, 1976, at 11:48 o'clock A.M., and recorded in book M. 76 on page 8659 or as file/reel number 14863.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel G. Milne, Recording Officer Deputy

FEE \$ 3.00