

1-1-74

WARRANTY DEED

11258

16712

KNOW ALL MEN BY THESE PRESENTS, That Thomas Sunday and Dorothy R. Sunday, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Anita Patey, 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 East 105 feet of Lot 48, LEWIS TRACTS, Klamath County, Oregon.
Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements to the South Suburban Sanitary District.
3. Proof that there are no parties in possession, or claiming to be in possession, other than above vessees.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 12,500.00.
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 23rd day of July, 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 } ss.
July 23, 19 76

Personally appeared the above named Thomas Sunday and Dorothy R. Sunday, husband and wife

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

Before me, Paul B. Schuchman
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires Aug. 6, 1978

STATE OF OREGON, County of Klamath) ss.
19 76

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: _____
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 23rd day of JULY, 1976, at 4:07 o'clock P.M., and recorded in book M. 76 on page 11258 or as file/reel number 16712, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer
By Hazel Dray Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Any National Bank of Ore
PO Box 1936
Klamath Falls Ore

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE