

16939

WARRANTY DEED

Vol. 76 Page 11582

KNOW ALL MEN BY THESE PRESENTS, That KENNETH G. PIERCE and ROXANA G. PIERCE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD L. NORTH and DOROTHY R. NORTH, 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:

The East 46.8 feet of Lot 6 in Block 6 of FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. ~~Trust Deed in favor of Western Bank, Klamath Falls Branch, recorded November 22, 1972 in Volume M72, page 11528, which the grantee herein agrees to assume and 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 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 \$ 8,750.00. ~~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 28th 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)

Kenneth G. Pierce
Roxana G. Pierce

STATE OF OREGON, } ss.
County of Klamath }
July 28th, 1976

STATE OF OREGON, County of Klamath, 1976) ss.

Personally appeared the above named Kenneth G. Pierce and Roxana G. Pierce

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

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: *John Blubaugh*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

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

PIERCE
GRANTOR'S NAME AND ADDRESS
NORTH
GRANTEE'S NAME AND ADDRESS
After recording return to:
Harold L. and Dorothy R. North
1869 LeRoy St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instrument was received for record on the 29th day of JULY, 1976, at 3:00 o'clock P.M., and recorded in book M. 76 on page 11582 or as file/reel number 16939.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
WM. D. MILNE
By *John Blubaugh* Recording Officer
Deputy
FEE \$ 3.00

SPACE RESERVED FOR RECORDER'S USE