

16970

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That IVEY M. DALRYMPLE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS R. SPARKS and DEBRA L. SPARKS, 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:

Lot 14, Block 72, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 Unit 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations as contained in plat dedication.
2. Conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded June 24, 1965 in Vol 362, page 400, Deed Records of Klamath, Oregon.
3. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.

(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 \$ 5,000.00. 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 29th 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)

Ivey M. Dalrymple

STATE OF OREGON,

County of Klamath

July 29, 1976

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, _____ president and that the latter is the _____ secretary of _____

Personally appeared the above named IVEY M. DALRYMPLE

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

Before me, _____ Notary Public for Oregon My commission expires: 7/19/78

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Dalrymple

GRANTOR'S NAME AND ADDRESS

Sparks

GRANTEE'S NAME AND ADDRESS

After recording return to:
Thomas R. and Debra L. Sparks
General Delivery
Bonanza, Oregon 97623

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of JULY, 1976, at 8:42 o'clock A.M., and recorded in book M. 76 on page 11649 or as file/reel number 16980. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By _____ Recording Officer
Deputy

FEE \$ 3.00