

17480

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EUGENE L. WELCH and EVA W. WELCH,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROLYN J. SENECAI,
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 19 of CLOVERDALE, 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. Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
3. Irrigation ditch along the Northerly and Westerly boundary of premises, and drainage ditch along the easterly boundary of premises as shown on dedicated plat.
4. Reservations as contained in Deed recorded March 13, 1947, in Volume 203 at page 313, 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 as set out hereinabove

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 \$34,200.00.
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 5th day of August, 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)

Eugene L. Welch
Eva W. Welch

STATE OF OREGON,

County of Klamath.

August 5, 1976

Personally appeared (the above named)
Eugene L. Welch and Eva W. Welch

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

(OFFICIAL SEAL)

Before me:
Arlene J. Aldington

Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, 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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of August, 1976, at 3:44 o'clock P.M., and recorded in book M. 76 on page 12366 or as file/reel number 17480, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE, County Clerk
Recording Officer

By Hazel Drayl Deputy

Fee: \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Federal Savings & Loan
570 Main St.
City, 97601

NAME, ADDRESS, ZIP

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

1st Federal Savings & Loan
570 Main St.
City, 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE