

1-1-74

18047

WARRANTY DEED Vol. M76 Page 13138

38-10569

KNOW ALL MEN BY THESE PRESENTS, That PERRY BROS., INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALFRED F. PETERSTEINER and LAVERA I. PETERSTEINER, 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 8 in Block 6, FIRST ADDITION TO CYPRESS VILLA,
Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Cypress Villa; Conditions imposed by the Klamath Irrigation District as shown on the plat and in dedication of First Addition to Cypress Villa; Easements and rights of way of record and those apparent on the land if any; 1976-77 real property taxes which are now a lien but not yet 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 as above set out,

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 \$ 36,750.00.
 (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 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)

STATE OF OREGON,

County of

ss.

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Personally appeared the above named

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

PERRY BROS., INC.

By

President

By

Secretary

STATE OF OREGON, County of Klamath

) ss.

August 23, 1976

Personally appeared GRANT PERRY

and

FRANK B. PERRY 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

PERRY BROS., INC.

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:

Bernice D. Knapp
Notary Public for Oregon

(OFFICIAL
SEAL)

My commission expires: 3/13/80

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 24th day of August, 1976, at 10:47 o'clock A.M., and recorded in book M76 on page 13138 or as file/reel number #18047. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer

By L. L. Vore Deputy

fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alfred F. Petersteiner
4430 Sycamore
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs
General Services Building
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE