

1-1-74

18281

WARRANTY DEED

Vol. 76 Page

13488

KNOW ALL MEN BY THESE PRESENTS, That PERRY B. WOOD and JESSIE F. WOOD, HUSBAND and WIFE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PIERRE M. LEMOINE and EDITHA L. LEMOINE, 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 36 of LEWIS TRACT, 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 1976-1977, a lien, but not yet due and payable
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The Premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

(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

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 \$ 20,500.00. 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 17th 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)

Perry B. Wood  
Jessie F. Wood

STATE OF OREGON,

County of Klamath  
August 17, 1976

Personally appeared the above named  
Perry B. Wood and Jessie F. Wood,  
husband and wife

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6-11-77

STATE OF OREGON, County of Klamath, 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 30th day of AUGUST, 1976, at 9:11 o'clock A.M., and recorded in book M 76 on page 13488 or as file/reel number 18281.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dragne Deputy  
Recording Officer

FEE \$ 3.00

After recording return to:

Pierre & Editha Lemoine  
1647 Hope  
K. Falls, Oreg

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

76 AUG 30 AM 9 11