

18299

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ELLWOOD FLOCK and EETHEL N. FLOCK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH L. RICE, 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 12, Block 2, SECOND ADDITION TO VALLEY VIEW - Tract No. 1036, 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. Regulations of South Suburban Sanitary District.
3. Regulations of Enterprise Irrigation District.
4. Public utilities easement as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions imposed by instrument recorded February 25, 1972 in Volume M72, page 2038, Microfilm Records of Klamath County, Oregon.
7. Mortgage in favor of the State of Oregon, recorded February 25, 1976 in Volume M76, page 2553, which the grantee herein agrees to assume and pay according to the terms 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 \$39,500.00.

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 21st 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)

Ellwood Flock
E. N. Flock

STATE OF OREGON,

County of Klamath
August 21st, 1976

Personally appeared the above named
Ellwood Flock and Eethel N. Flock
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
1976

Personally appeared _____, 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
30th day of AUGUST, 1976,
at 12:11 o'clock P. M., and recorded
in book M 76 on page 13519 or as
file/reel number 18299

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Keith L. Rice
724 Main Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP