

L# 03-40918 TA-38-11285

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

18342

WARRANTY DEED

Vol. 76 Page 13545

GUS CARSON

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK C. PENNER and GLADYS A. PENNER, 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:

The W $\frac{1}{2}$ of Lot 15 in Block 2 of BRYANT TRACTS #2, Klamath County, Oregon.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land;
Subject to 1976-77 taxes; contracts and/or liens for irrigation and/or drainage; and

Subject to regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary 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 except as hereinabove set forth;

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 \$ 22,000.00.
~~However, the actual consideration consists of or includes other property of value given or promised which is the whole or 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 20th 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 Klamath.

August 20, 1976.

Personally appeared the above named
GUS CARSON

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

Before me:
(OFFICIAL SEAL)
Richard Faircloth
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____, ss.
_____, 19____.

Personally appeared _____, 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)

GUS CARSON

GRANTOR'S NAME AND ADDRESS

FRANK C. PENNER and GLADYS A. PENNER, husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Fed
2943 S 6th

NAME, ADDRESS, ZIP

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

FRANK C. PENNER and GLADYS A. PENNER, c/o First Fed

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath.

I certify that the within instrument was received for record on the 30th day of AUGUST, 1976, at 3:43 o'clock P.M., and recorded in book M. 76 on page 13545 or as file/reel number 18342.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Shagor Deputy
Recording Officer

FEE \$ 3.00