

1-1-74

## WARRANTY DEED

A-27276

Vol. M76 Page 14314

KNOW ALL MEN BY THESE PRESENTS, That  
 RICHARD R. TRENT and DONNA LEE TRENT, husband and wife,  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 MARVIN L. BUCKMASTER and AGNES LILLIAN BUCKMASTER, husband and wife,  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All the following described real property situate in Klamath County, Oregon: Lot 20 of LANDIS  
 PARK according to the official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon. EXCEPTING THEREFROM the following described parcel: Beginning at a  
 point on the Southerly line of Lot 20 of Landis Park, 112 feet South 88°44' West from the iron  
 pin which marks the Southeast corner of Lot 20 Landis Park and running thence; continuing South  
 88° 44' West a distance of 41.8 feet to the Southwest corner of Lot 20; thence North 26°33' East,  
 a distance of 33 feet to a point; thence South 44°24' East a distance of 39.4 feet, more or  
 less to the point of beginning.

SUBJECT TO 1976/77 taxes, contracts and/or liens for irrigation or drainage; rules and  
 regulations and assessments of the South Suburban Sanitary District; reservations of record,  
 and note and mortgage executed by Richard R. Trent and Donna Lee Trent, husband and wife, to  
 the State of Oregon, Department of Veterans Affairs, dated August 21, 1973, recorded August  
 22, 1973 Mortgage Volume M 73 Page 11368, Microfilm records of Klamath County, Oregon, which  
 note and mortgage Grantees expressly assume and agree to pay as the same becomes due and owing.  
 (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 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 \$ 29,382.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole part of the consideration (indicate which) (If the sentence between the symbols  $\Delta$  and  $\Delta$  is applicable, should be deleted. See QRS 93.039.)

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 9 day of September, 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)

RICHARD R. TRENT  
 DONNA LEE TRENT

STATE OF OREGON,

County of Marion } ss.  
 September 9, 1976

Personally appeared the above named  
 Richard R. Trent and  
 Donna Lee Trent,  
 husband and wife,  
 and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon  
 My commission expires: April 21, 1977

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 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.

Before me:

(OFFICIAL  
 SEAL)

Notary Public for Oregon  
 My commission expires:

RICHARD R. TRENT  
 and DONNA LEE TRENT,  
 husband and wife,  
 GRANTOR'S NAME AND ADDRESS  
 MARVIN L. BUCKMASTER and  
 AGNES LILLIAN BUCKMASTER,  
 husband and wife,  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

3809 Clinton Ave  
 Salem, OR 97301  
 NAME, ADDRESS, ZIP

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

2550 D. Van Allen  
 Salem, OR 97301  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
 13<sup>th</sup> day of September, 1976,  
 at 2:41 o'clock P.M., and recorded  
 in book M76 on page 14314 or as  
 file/reel number \_\_\_\_\_

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

Wm. D. Milne,

Recording Officer  
 (Signature)

fee \$3.00