

1-1-74

19873

WARRANTY DEED

Vol. 76 Page 15643

KNOW ALL MEN BY THESE PRESENTS, That GARY TILTON DICKEY and MY THI DICKEY,
husband and wife

GEORGE M. GRUBB,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

, 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 Westerly 75 feet of Lot 13 of MADISON PARK, 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-'77, a lien not yet due and payable.
2. Rules, regulations and statutory powers of South Suburban Sanitary District.
3. Building setback line 25 feet from Madison Street as shown on dedicated plat.
4. Reservations as contained in dedication of Madison Park.
5. Easement for Enterprise Irrigation Lateral as shown on dedicated plat.
6. Mortgage, including the terms and provisions thereof, recorded July 12, 1971, in Volume M71 at page 7275, Microfilm Records of Klamath County, Oregon, in favor of Equitable Savings & Loan Association, an Oregon corporation, which Mortgage the Grantees herein assume and agree to pay according to the terms contained 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 \$ 31,900.00

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 4th day of October, 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 } ss.
October 5, 1976

Personally appeared the above named
Gary Tilton Dickey and My Thi Dickey

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

Before me, *Richard A. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of _____) ss.
1976

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 _____

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. George M. Grubb
1805 Madison
City 97601

NAME, ADDRESS, ZIP

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

Mr. George M. Grubb
1805 Madison
City 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of OCTOBER, 1976, at 2:46 o'clock PM., and recorded in book M 76 on page 15643 or as file/reel number 19873.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel D. Haglund* Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

38-1145

FORM No. 755A—MORTGAGE

THIS MORTGAGE

by _____

to _____