

1-1-74

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## WARRANTY DEED

Vol. 96 Page 20946

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH CARL ROZICKI and MARY ANN ROZICKI,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE THOMPSON and EVA M. THOMPSON, 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:

Lots 19 and 20 in Block 14 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Enterprise Irrigation District.
2. Reservations as contained in plat dedication.
3. Reservations and restrictions, contained in Deed recorded August 21, 1940, in Volume 131, page 325, Deed Records of Klamath County, Oregon.

(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 hereinabove

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 \$ 15,900.00

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). (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 30th day of December, 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)

Joseph Carl Rozicki  
Mary Ann Rozicki

STATE OF OREGON,

County of Klamath } ss.  
December 30, 1976

Personally appeared the above named

Joseph Carl Rozicki and  
Mary Ann Rozicki

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Theodore Thompson  
1129 Lincoln  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Theodore Thompson  
As above  
NAME, ADDRESS, ZIPSPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30 day of December, 1976, at 4:08 o'clock P.M., and recorded in book 76 on page 20946 or as file/reel number 23578. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE, KLAMATH COUNTY CLERK

Recording Officer

By Ray W. Rutledge, Deputy

FEE \$1.00