

L#0141060

MTC-274V

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

STEVENSON'S LAW PUBLISHING CO., PORTLAND, OREGON, 97204

1-1-74

23943

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STANLEY LARSON and EUNICE LARSON,
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS J. GROVE and
BARBARA A. GROVE, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 38 in NEW DEAL TRACTS, 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. Conditions and restrictions imposed by instrument, including the terms and provisions thereof, recorded October 14, 1942 in Volume 150 at page 399.

(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 \$ 22,600.00

Ⓢ 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 29th day of December, 19 76;
 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.
December 29, 19 76

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)

Personally appeared the above named
Stanley Larson and Eunice Larson

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me: Frank A. Suess

Notary Public for Oregon
 My commission expires: Aug 27, 1978

Notary Public for Oregon
 My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
1st Fed. Sav. & Loan
540 Main St.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, }
 County of KLAMATH } ss.

I certify that the within instru-
 ment was received for record on the
10th day of JANUARY, 19 77,
 at 12:09 o'clock P.M., and recorded
 in book M. 77 on page 408 or as
 file/reel number 23943,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

W. D. MILNE

Recording Officer
By Hazel Chaz Deputy

FEE \$ 3.00