

23954

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. WILES and DORIS J. WILES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERN C. ROSS and ALBERTA R. ROSS, 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:

Lot #1, Block #2, JACK PINE VILLAGE, Klamath County, Oregon

SUBJECT TO: Easements, Right of Ways, Covenants & Restrictions of Record; Contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of ways for roads, ditches, canals, and conduits, if any there may be; and the interest of Jacob William Schabener and Grace E. Schabener, husband and wife, in the streets of Jack Pine Village giving access to said property

(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

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 \$ 3,600.00. 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 5th day of January, 1977; 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, } ss.
County of Deschutes }
January 5th, 1977

Personally appeared the above named James H. Wiles and Doris J. Wiles, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-25-80

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)

James H. Wiles, et ux
16260 Dike Rd.
LaPine, Oregon 97759
GRANTOR'S NAME AND ADDRESS

Vern C. Ross, et ux
25777 Jeans Rd.
Veneta, Oregon 97487
GRANTEE'S NAME AND ADDRESS

After recording return to:
Vern C. Ross, et ux
25777 Jeans Rd.
Veneta, Oregon 97487
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Vern C. Ross et ux
25777 Jeans Rd.
Veneta, Oregon 97487
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 10th day of JANUARY, 1977, at 2:34 o'clock PM., and recorded in book M 77 on page 420 or as file/reel number 23954.

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

WM. D. MILNE
Recording Officer
By *[Signature]* Deputy

Fee \$ 3.00