

38-11977-K

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

1-1-74

24273

## WARRANTY DEED

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

Vol. 77 Page 891

KNOW ALL MEN BY THESE PRESENTS, That WILMA A. SENSENBACH, an estate  
in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ROCKEY E. SAGERS and PEGGY M. SAGERS, 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 1 in Block 2, RIVERVIEW, 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,

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 \$21,250.00

However, the actual consideration consists of or includes other property or value given or promised which is  
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 13 day of January, 19 77;  
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.

STATE OF OREGON,

County of Klamath

ss.

BY: Sandie Jeran, Attorney-In-Fact

On this the 13 day of January, 19 77 personally appeared

Sandie Jeran

who, being duly sworn (or affirmed), did say that She is the attorney in fact for

Wilma A. Sensenbach

and  
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

Before me:

Kathy R. Mallama

(Signature)

My Commission Expires: 6/13/80

Notary Public for the State of Oregon

Wilma A. Sensenbach

GRANTOR'S NAME AND ADDRESS

Rockey E. Sagers etux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rockey E. Sagers etux1804 Riverside DriveKlamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Security Savings & LoanP. O. Box 1921Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of KIAMATH

I certify that the within instru-  
ment was received for record on the  
17th day of JANUARY, 19 77,  
at 3:58 o'clock P. M., and recorded  
in book 77 on page 891 or as  
file/reel number 24273,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Unruh Deputy

FEE \$ 3.00