

## WARRANTY DEED

24462

KNOW ALL MEN BY THESE PRESENTS, That **ROBERT A. TUCKER and LOIS C. TUCKER, husband and wife**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **WILBUR B. THAYER and SALLY N. THAYER, 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 in Block 14, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sixth Addition to Sunset Village, including utility easement along the rear 8 feet thereof. 4. Covenants, easements and restrictions, but omitting, restrictions, if any, based on race, color, religion or national origin imposed by instrument, including the terms thereof, recorded June 29, 1973 in Book M-73 at page 8283.

(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, that

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 MORTGAGE between Robert A. Tucker and Lois C. Tucker, husband and wife, Mortgagor, and the State of Oregon, reopresented and acting by the Director of Veterans' Affairs, Mortgagee, dated November 12, 1975, recorded November 14, 1975 in Book M-75 at page 14344, which the grantee herein agrees to 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 \$ 45,000.00

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 20 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.

\*\* to assume and pay according to the terms and conditions therein.

STATE OF OREGON,

County of **Klamath**  
January 20, 1977

Personally appeared the above named  
**Robert A. Tucker and Lois C. Tucker**

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

Before me:  
**Notary Public for Oregon**  
My commission expires: 6-13-80

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

Personally appeared \_\_\_\_\_, 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: (OFFICIAL SEAL)  
**Notary Public for Oregon**  
My commission expires:

**Robert A. & Lois C. Tucker**  
3873 Rio Vista  
Klamath Falls Or

**Wilbur B. Thayer**  
P O. Box 728  
Cave Junction Or

After recording return to:  
**Wilbur B. Thayer**  
P.O. Box 728  
Cave Junction, OR 97523

Until a change is requested all tax statements shall be sent to the following address:  
**Department of Veterans' Affairs**  
1225 Perry St SE,  
Salem, Or 97310, Loan No. M-3407

STATE OF OREGON,

County of **KLAMATH**

I certify that the within instrument was received for record on the 21st day of January, 1977, at 10:37 o'clock AM., and recorded in book M77 on page 1173 or as file/reel number 24462.

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

**WM. D. MILNE** COUNTY CLERK  
Recording Officer  
**By Hazel Wray** Deputy

FEES 3.00