

L#014-1082 MTC 1003-2702

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

1-1-74

20779

WARRANTY DEED

STEVENS PUBLISHING CO., PORTLAND, OR. 97204

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KNOW ALL MEN BY THESE PRESENTS, That Cheryl C. Wahl

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Enver Bozgoz, Conservator of the Estate of Cheryl C. Wahl, 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 13 in Block 7 of Tract 1025 WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
 SUBJECT TO: Statutory powers, including the power of assessment of Klamath Irrigation District. The premises are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District. Building set back line of 25 feet, utility and irrigation easements, as shown on the dedicated plat. Reservations, covenants, conditions and restrictions, but omitting restrictions, if any, based on race, religion or national origin, imposed by instrument in the Declaration of Covenants, Conditions and Restrictions Tract No. 1025 "Winchester" Subdivision No. 2, recorded September 9, 1971 in Volume M71, page 9617, Microfilm 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 those of record

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 \$ none. 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 (1) and (2), 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 20th 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,

County of Klamath

January 20, 1977

Personally appeared the above named Cheryl C. Wahl

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

Before me:  
 Enver Bozgoz  
 Notary Public for Oregon  
 My commission expires: 1-18-80

STATE OF OREGON, County of

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)

Cheryl C. Wahl  
 333 Shasta Way  
 Klamath Falls, Oregon 97601  
 GRANTOR'S NAME AND ADDRESS

Enver Bozgoz  
 260 Main Street  
 Klamath Falls, Oregon 97601  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
 Enver Bozgoz  
 260 Main Street  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

Enver Bozgoz  
 260 Main Street  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of JANUARY, 1977, at 4:07 o'clock P.M., and recorded in book M 77 on page 1655 or as file/reel number 24779. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer  
 By Hazel Magaz Deputy

FEE \$ 3.00