

26087

WARRANTY DEED

77 Page 1858

KNOW ALL MEN BY THESE PRESENTS, That PERRY BROS., INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD ELSTON FRASIER and DONNA D. FRASIER, 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 12 in Block 6 of First Addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of First Addition to Cypress Villa; Easements and rights of way of record and those apparent on the land, if any.

(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 above set out,

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 \$46,200.00.

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 1st day of February, 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 _____,

19 _____,

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

PERRY BROS., INC.

By _____

By _____

STATE OF OREGON, County of Klamath, ss. February 1, 1977.

Personally appeared Grant Perry _____ and

Frank B. Perry _____ 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

Perry Bros., Inc., 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: 3/13/80

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 2nd day of FEBRUARY, 1977,

at 10:49 o'clock A.M., and recorded in book M77 on page 1858 or as file/reel number 24927.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

By Hazel Gray Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Floyd Elston Frasier

4462 Sycamore

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs

General Services Bldg.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE