

25143

MTC 2514
WARRANTY DEED

Vol. 77 Page 2281

M 11-2814
EVENING LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That..... Sheridan L. Scott

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Lunsford and Natha Lunsford, husband & 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:

Lots 37, 38, 39, 40 and 41 in Block 11 of St Francis Park, 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 South Suburban Sanitary District and Enterprise Irrigation District; Reservations contained in plat dedication; Reservations and restrictions contained in deed recorded Jan. 5, 1938, in Volume 113, page 569, Deed 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 easements and Rights of Way of record and those apparent on

the land, if any. 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 \$ 21,000.00. However, the actual consideration consists of other property or value given or promised which is the whole 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 4th 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)

Sheridan L. Scott

STATE OF OREGON

County of Klamath } ss.
February 4, 1977

Personally appeared the above named
Sheridan L. Scott

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

Before me: *Shirley T. Brown*

Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of.....) ss.

Personally appeared....., 19.....
..... 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 be-
half 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)

Sheridan L. Scott
5829 Southgate
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Richard L. & Natha Lunsford
4681 Thompson
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 Building
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KLAMATH
I certify that the within instru-
ment was received for record on the
8th day of FEBRUARY, 1977,
at 11:04 o'clock A.M., and recorded
in book M 77 on page 2281 or as
file/reel number 25143.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
By *Hazel D. May* Recording Officer
Deputy

FEE \$ 3.00