

25182

MTC # 2851

WARRANTY DEED

This Indenture Witnesseth, THAT VIOLA BUCK,

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hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents do grant, bargain, sell and convey unto
LARRY R. HINES

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

The Southwesterly one-half of Lot 5 in Block 22 of Industrial
Addition to the City of Klamath Falls, Klamath County, Oregon,
according to the official plat thereof, records of Klamath County,
Oregon.

SUBJECT TO: Taxes for the 1975-76 tax year, which Vendee takes
subject to, and to any matters, including judgments, suffered or
created by grantee or existing against grantee and to the grantee's
express agreement that he accepts said premises in their "As Is"
condition.

The true and actual consideration for this transfer is \$ 3,500.00. *both*

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee
his heirs and assigns forever. And the said grantor does hereby covenant to and with the said
grantee his heirs and assigns, that as of April 5, 1975, she is the owner in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that she will warrant and defend the same from all lawful claims whatsoever, except those
above set forth, as of April 5, 1975.

IN WITNESS WHEREOF, She has hereunto set her hand and seal
this day of October 19 75.

(SEAL) *Viola Buck* (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. October 20th 1975
Personally appeared the above named VIOLA BUCK

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

Before me:

Jolene F. Barker
Notary Public for Oregon.
My commission expires 8-7-79

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Until a change is requested all tax
statements shall be sent to:

Mr. Larry R. Hines
251 Martin Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was re-
ceived for record on the 8th day of FEBRUARY,
19 77, at 4:15 o'clock PM., and recorded in book
M 77 on page 2351. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *J. D. Milne* County Clerk-Recorder
Deputy

FEE \$ 3.00

977 FEB 8 PM 4 15