

25569

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. RICHARDSON and MARY LOU RICHARDSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYLE DWAYNE FICKEN and LINDA SUE FICKEN, 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 3 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk 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 South Suburban Sanitary District; Reservations, Deed Vol. 248, pg. 397; Building setback line as shown on dedicated plat; Utility easement as shown on dedicated plat; Reservations as contained in plat dedication; Easement, Vol. M69, pg. 2034.

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 \$ 39,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25 day of February, 19 77; 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)

Robert L. Richardson  
ROBERT L. RICHARDSON  
Mary Lou Richardson  
MARY LOU RICHARDSON

STATE OF OREGON,

County of KlamathFebruary 25, 19 77

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

) ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

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:

(OFFICIAL SEAL)

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

ROBERT L. RICHARDSON &amp; MARY LOU

GRANTOR'S NAME AND ADDRESS

Lyle D. and Linda S. Ficken

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lyle D. Ficken  
4319 Gray St.  
Klamath Falls, Ore

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,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 25 day of February, 19 77, at 3:08 o'clock P.M., and recorded in book M. 77 on page 3367 or as file/reel number 25969, Record of Deeds of said county.

Witness my hand and seal of County affixed.

FEE \$3.00

WM. D. MILNE, COUNTY CLERK

Recording Officer

By Harold Hagen Deputy