

L# 01-41122

TIA 38-12153

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

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

WARRANTY DEED

Vol. 77

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRELL L. HILLIKER and MERRIE E. HILLIKER, 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 4 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, Klamath County, Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin; Conditions imposed by the Klamath Irrigation District as shown on the plat and in 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 those above set forth,

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 \$ 46,700.00. However, the actual consideration consists of or includes other property or value given or assessed which is the whole or 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 2nd day of March, 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)

PERRY BROS., INC.

By *Grant Perry*By *Frank B. Perry*

STATE OF OREGON,

County of _____, ss.

STATE OF OREGON, County of Klamath

March 3, 1977

Personally appeared Grant Perry

Frank B. Perry

and

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 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: 3/12/80

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan Assn.
2643 So. 6th Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
9th day of MARCH, 1977,

at 10:39 o'clock A.M., and recorded
in book M 77 on page 3972 or as
file/reel number 26436

Record of Deeds of said county.
Witness my hand and seal of
County affixed

WM. D. MILNE

By *W. D. Milne* Recording Officer
Deputy

FEE \$ 3.00