

L# 01-4119 MIT 3011

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

MTC # 3011

WARRANTY DEED

Vol. 77 Page 4003

KNOW ALL MEN BY THESE PRESENTS, That STANLEY LEROY HUMISTON and SUSAN E. HUMISTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD WALTER BEATTY, JR.

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:

The South half of Tract 25 of FAIR ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 5 feet thereof conveyed to Klamath County for road purposes.

SUBJECT TO:

1. Statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. Statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations as contained in deed recorded August 2, 1935 in Volume 105, page 84, 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

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 \$ 28,550.00.
However, the actual consideration consists of or includes other property or value given or promised which is 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 22 day of MARCH, 19 76, 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)

Stanley Leroy Humiston
Susan Elizabeth Humiston

STATE OF OREGON,

County of KLAMATH

MARCH 8, 19 77

STATE OF OREGON, County of _____

Personally appeared _____

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 _____

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.

(OFFICIAL SEAL)

Before me, *Donald W. Brown*

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording at _____
SIESTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON
NAME, ADDRESS, ZIP

Until a change is requested at _____
SIESTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 9th day of MARCH, 19 77, at 12:22 o'clock PM., and recorded in book M77 on page 4003 or as file/reel number 26453.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Hazel D. Maguire Deputy

FEE \$ 3.00