

L# 01-41131 TIA 38-12225

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

1-1-74

A-25579

26966

WARRANTY DEED

Vol. 77 Page 4674

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KNOW ALL MEN BY THESE PRESENTS, That LARRY R. COUNTS and SHARON A. COUNTS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NORMAN K. SIMPSON and HELEN M. SIMPSON, 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 6 in Block 1 of Tract No. 1002 LaWanda Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easement in Deed Volume 69 page 384 and Deed Volume 96 page 476 of records of Klamath County, Oregon, Agreement recorded in Deed Volume 128 page 593, records of Klamath County, Oregon, Agreement in Volume M-67 page 9824, Microfilm records of Klamath County, Oregon; reservations and restrictions contained in the dedication of the plat of LaWanda Hills, Tract No. 1002 and Mortgage recorded 2-12-71 in Microfilm records M-71 page 1405, 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 \$ 8,950.00

However, the actual consideration consists of or includes either property or value given or promised which is 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 21 day of March, 1975; 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 21, 1975

STATE OF OREGON, County of ) ss.  
March 21, 1975

Personally appeared the above named Larry R. Counts and Sharon A. Counts

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

Notary Public for Oregon  
My commission expires 8-5-75

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 \_\_\_\_\_, 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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
FFS+K  
2943 S. G. R.  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.  
I certify that the within instrument was received for record on the 21st day of MARCH, 1975, at 3:55 o'clock P.M., and recorded in book M 77 on page 4674 or as file/reel number 26966, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne  
By Gladys W. Milne Deputy  
Recording Officer

FEE \$ 3.00