

1-1-74

26973

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ROY M. MANLEY and ETHEL E. MANLEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

THOMAS WOOD and KATHY R. WOOD, 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:

Lots 9 and 10 in Block 6, ST. FRANCIS PARK, Klamath County, Oregon.

Subject to: Regulations of Enterprise Irrigation District.  
Regulations of South Suburban Sanitary District.  
Covenants and restrictions of St. Francis Park.

(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 as set out above,

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 \$30,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols (1), 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, 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)

*Roy M. Manley*  
Roy M. Manley

*Ethel E. Manley*  
Ethel E. Manley

STATE OF OREGON,

County of Klamath

March 21st, 1977

STATE OF OREGON, County of

19

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 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:

(OFFICIAL SEAL)

Personally appeared the above named

Roy M. Manley and Ethel E.

Manley

and acknowledged the foregoing instru-

ment to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL) *Dee Owens*

Notary Public for Oregon

My commission expires: 5-14-80

Notary Public for Oregon

My commission expires:

Roy M. Manley &amp; Ethel E. Manley

4634 Crosby

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Thomas Wood &amp; Kathy R. Wood

435 N. Alameda Bldg.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

TA - Kathy

NAME, ADDRESS, ZIP

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

First Federal Savings &amp; Loan

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

21st day of MARCH, 1977,

at 3:55 o'clock P.M., and recorded in

book M. 77 on page 4687 or as

file/reel number 26973

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By *Hazel W. Magee* Deputy

FEE \$ 3.00