

MTC 1096-3048

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

PUBLISHED BY LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

27337

WARRANTY DEED

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5219

KNOW ALL MEN BY THESE PRESENTS, That JOE A. DEATON and CHERI L. DEATON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD E. PIERCE and JANICE B. PIERCE, 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 8, Block 6, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Assessments of the South Suburban Sanitary District and Klamath Irrigation District; building set back line, public utilities easement and reservations as contained in plat dedication.

(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 stated 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 \$ 29,500.00. 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 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)

Joe A. Deaton

Cheri L. Deaton

STATE OF Texas

County of Howard

March 23, 1977

STATE OF OREGON, County of

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Personally appeared

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

Personally appeared the above named Joe A. Deaton and Cheri L. Deaton

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

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)

Notary Public for Howard County, TX

Notary Public for Oregon

My commission expires June 1977

My commission expires:

Joe A. Deaton
Cheri L. Deaton

GRANTOR'S NAME AND ADDRESS

Richard E. Pierce
Janice B. Pierce

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Richard E. Pierce
4834 Derby
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Dept. of Veterans' Affairs
1225 Ferry Street SE
Salem, OR 97310 Loan No. M 63864

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of MARCH, 1977, at 12:52 o'clock P.M., and recorded in book M. 77 on page 5219 or as file/reel number 27337. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Onagie Deputy

FEE \$ 3.00