

38-12303

27616

WARRANTY DEED

Vol. 77

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STEVENESS LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That GEORGE W. PUCKETT and LOTAWANNA PUCKETT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE CANNON and GRACE M. CANNON, 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:

Tract 19 of INDEPENDENCE TRACTS, EXCEPTING the East 100 feet of said Lot.

(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 regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District and restrictions as shown on the recorded plat of Independence Tracts 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 \$ 21,500.00. 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 ©, 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 1st day of April, 19 77; 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.
April 1, 19 77

Personally appeared the above named George W. Puckett and Lotawanna Puckett

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

(OFFICIAL SEAL)

Before me, Arthur H. Kinn

Notary Public for Oregon

My commission expires: 5-19-77

STATE OF OREGON, County of _____ ss.
_____ 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 _____

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: _____

(OFFICIAL SEAL)

GEORGE W. PUCKETT et ux

GRANTOR'S NAME AND ADDRESS

GENE CANNON et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

U. S. NATIONAL BANK OF OREGON

HA & VA REAL ESTATE CENTER

P.O. BOX 4412 ROOM 1005

PORTLAND, OREGON 97208

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

Realty Tax Service for U. S. Bank

321 S. W. 4th

Portland, Oregon 97204

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 4th day of APRIL, 19 77,

at 3:57 o'clock A.M., and recorded

in book M 77 on page 5592 or as

file/reel number 27616

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

W. D. MILNE

Recording Officer

By Hazel Drage Deputy

SEE \$ 3.00