

27787

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That W. M. Visser

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lee R. Godbey and Virginia May Godbey, 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:

The East 73.5 feet of the South 20 feet of Lot 81; and the East 73.5 feet of Lot 82, CASITAS, 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 except:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments (CONTINUED) 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 \$8,500.00

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 5 day of February, 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.

W. M. Visser

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 5, 1975

STATE OF OREGON, County of ss.

19

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

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:

(OFFICIAL SEAL)

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

Before me:

Notary Public for Oregon
My commission expires 3/7/76

Notary Public for Oregon
My commission expires:

W. M. Visser
3112 Brooklyn
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Lee R. Godbey
4334 Austin Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: First Fed.
BEDDOE & HAMILTON
540 296 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Steven C. Josse
Mr. and Mrs. Lee R. Godbey
4334 Austin Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

5851

EXCEPTIONS CONTINUED:

rights of way and easements of the South Suburban Sanitary District.

3. Utility easements, including the terms and provisions thereof, reserved in Deed recorded August 7, 1951 in Deed Book 249 at page 31, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of MOUNTAIN TITLE CO

this 7th day of APRIL A.D. 1977 3:45 o'clock PM and

duly recorded in Vol. M77, of DEEDS No. 5850

FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel Drayton