

1-1-74

28580

WARRANTY DEED

Vol. 77 Page 7000

KNOW ALL MEN BY THESE PRESENTS, That GENE SENYCKYJ and SHERRIN K. SENYCKYJ, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AMERICAN CONSTRUCTION COMPANY, 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 5 in Block 2 of HENLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Statutory powers and power of assessment of Klamath Irrigation District; A 20 foot building setback line from Kress Drive and a 16 foot drain easement as shown on dedicated plat; Restrictions as contained on plat dedication; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument recorded June 22, 1973 in Volume M-73 at page 7918; Easement granted to Klamath Irrigation District recorded December 8, 1969 in Volume M-69 at page 10153,

(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 \$6,200.00. 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 11 day of April, 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)

STATE OF OREGON, } ss.
County of Klamath
April 11, 19 77

Personally appeared the above named Gene Senyckyj and Sherrin K. Senyckyj

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

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-13-80

STATE OF OREGON, County of Klamath, 19 77

Personally appeared Gene Senyckyj and Sherrin K. Senyckyj, 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: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <u>Mr. & Mrs Gene Senyckj</u> <u>6139 Simmers</u> <u>Klamath Falls OR 97601</u> NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: <u>same as above</u>
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of KLAMATH

I certify that the within instrument was received for record on the 25th day of APRIL, 19 77, at 10:46 o'clock A.M., and recorded in book M 77 on page 7000 or as file/reel number 28580, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer
By [Signature] Deputy

FEE \$ 3.00