

L# 01-41170 TIA 38-12440

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

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

28634

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID L. STONE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK S. WILBUR or CYNTHIA J. BRICCO, 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 Westerly 100 feet of Lot 6, Block 50, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Reservations and restrictions as shown in deed from the Klamath Development Co., a corporation to Kate Ashley, dated December 10, 1912 and recorded September 27, 1931 in Deed Book 41 at page 25.
2. Perpetual right and easement to use the Northwesternly 5 feet of said property for driveway purposes etc., by agreement between George A. Myers, et ux., and J. M. Wauchope et ux, dated December 6, 1941, and recorded December 10, 1941 in Book 143 at page 187, Deed Records.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed:

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 \$ 32,000.00

~~However, the actual consideration consists of an interest in the property of the grantor, 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 20th 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)

David L. Stone

STATE OF OREGON, }
County of Douglas } ss.
April 20th, 1977

Personally appeared the above named David L. Stone

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-9-77

STATE OF OREGON, County of } ss.
Personally appeared _____, 19____

_____ 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 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 Oregon
My commission expires:

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of APRIL, 1977, at 3:34 o'clock P.M., and recorded in book M77 on page 7051 or as file/reel number 28634, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON
NAME, ADDRESS, ZIP