

28657

WARRANTY DEED

Vol. 17 Page 7135

KNOW ALL MEN BY THESE PRESENTS, That CARL L. SNYDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD PHELPS and SUSAN B. PHELPS, 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 2, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 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

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 \$6,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 25 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,

County of Klamath

April 25

1977

Personally appeared the above named

Carl L. Snyder

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

CARL L. SNYDER

GRANTOR'S NAME AND ADDRESS

Floyd Phelps

GRANTEE'S NAME AND ADDRESS

After recording return to:

Floyd Phelps
5600 Red Pine Dr.
K. F. Ore

NAME, ADDRESS, ZIP

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

Floyd Phelps

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

1977

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of APRIL, 1977, at 8:57 o'clock A.M., and recorded in book M77 on page 7135 or as file/reel number 28697.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Unruh Deputy

FEE \$ 3.00