

2904

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PETE J. GUZY and VICTORIA S. GUZY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD I. ZAIDMAN

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 North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads or highways.
2. Existing easements for public roads and highways, utilities, railroads and pipe lines in favor of the United States of America.
3. An easement recorded October 20, 1965 in Volume M65, page 2980, Microfilm Records of Klamath County, Oregon.
4. Reservations as contained in deed recorded December 31, 1969 in Volume M69, page 10804, Microfilm Records of 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

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 \$20,500.00. 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 25th 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

Pete J. Guzy by Victoria S. Guzy, his atty. in fact and Victoria S. Guzy personally, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

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:

Pete J. Guzy

GRANTOR'S NAME AND ADDRESS

Edward I. ZAIDMAN

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward I. ZAIDMAN
1567 JUNO AVE.
ANAHEIM, CALIF. 92802

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

Edward I. ZAIDMAN
Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of MAY, 1977, at 9:05 o'clock A.M., and recorded in book M77 on page 7643 or as file/reel number 29043. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Guzy, Recording Officer
Deputy

FEE \$ 3.00