

29062

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES C. ROSS and MARILYN J. ROSS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE I. WINSTEAD and PAULETTE G. WINSTEAD, 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 53 in LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and assessments of South Suburban Sanitary District and Enterprise Irrigation District.
2. Trust Deed, dated October 17, 1972, recorded October 26, 1972 in Volume M72, page 12455, Microfilm Records of Klamath County, Oregon, assigned by instrument recorded June 20, 1974 in Volume M74, page 7651, which grantees agree to assume and to pay according to the terms and conditions as contained therein.

(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 \$23,900.00. 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 3 day of May, 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)

James C. Ross

Marilyn J. Ross

STATE OF OREGON,

County of Klamath

May 3, 1977

Personally appeared the above named James C. Ross and Marilyn J. Ross

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 Klamath ss.

Personally appeared

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4 day of May, 1977, at 11:36 o'clock A.M., and recorded in book M77 on page 7674 or as file/reel number 29062.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Fee \$30.00

William D. Milne, County Clerk

Recording Officer

By Hazel Magee Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene I. Winstead
1501 Hope
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Seafirst Mortgage Corporation
Securities Building
Seattle, Washington 98101

NAME, ADDRESS, ZIP