

31169

WARRANTY DEED

Vol. *116*77 Page *103*

KNOW ALL MEN BY THESE PRESENTS, That SUSAN M. SARGEANT, a single person hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES W. MADDOX, JR. and SANDRA LEE MADDOX, 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 threunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

TRACT 107 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And siad 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, easements of record, common to the area or apparent on the face of the land.

The true and actual consideration for this transfer, stated in terms of Dollars Twenty - Four Thousand and no/100 dollars (\$24,000.00).

In construing this deed and where the contex 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.

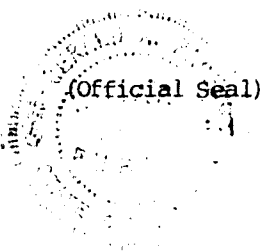
In Witness Whereof, the grantor has executed this instrument this 21st day of June, 1977.

X Susan M. Sargeant

State of Oregon,

County of Klamath)ss.
JUNE 21, 1977

Personally appeared the above named SUSAN M. SARGEANT, a single person and acknowledged the foregoing instrument to be her voluntary act and deed.



103

Before me: Wanda H. Page
Notary Public for Oregon
My commission expires: 4/24/81

Susan M. Sargeant,

Susan M. Sargeant
Grantor, address, zip

Tax Statements to:
Charles W. and Sandra Lee Maddox

5109 Miller
Grantee, address, zip

Return to:
Klamath First Federal

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of MOUNTAIN TITLE CO
this 21st day of JUNE A. D. 19 77 at 3:34 o'clock PM and
duly recorded in Vol. M77, of DEEDS on Page 10925
FEE \$ 6.00
By Wanda H. Page Wm D. MILNE, County Clerk