

31764

WARRANTY DEED

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11466



KNOW ALL MEN BY THESE PRESENTS, That Worthie B. Richards & Frank H. Richards

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Cecil & Mae Erickson P.O. Box 1299 Palmdale Ca 93550

hereinafter called the grantee, and unto 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 CLAMATH and State of Oregon, described as follows, to-wit:

#3 1/2 104 27 Block 42
Klamath Falls Forest Estates
Plot #2 as Recorded in 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 \$ 4000.00.
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 22 day of JUNE, 19 77; 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.

Worthie B. Richards
Frank H. Richards

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California)
County of Los Angeles) ss.
JUNE 22, 19 77.

STATE OF CALIFORNIA, County of Los Angeles) ss.
JUNE 22, 19 77.
Personally appeared _____ 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.

Personally appeared the above named Worthie B. Richards, and Frank H. Richards and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me: Maxine E. Shaw
(OFFICIAL SEAL) Notary Public for California
My commission expires MAR 28, 1979

Before me: _____ (OFFICIAL SEAL)
Notary Public for California
My commission expires: _____



14436 Wyandome St., Van Nuys, CA 91406
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Cecil and Mae Erickson
P.O. Box 1299
Palmdale Ca 93550
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of KLAMATH
I certify that the within instrument was received for record on the 29th day of JUNE, 19 77, at 11:25 o'clock A.M., and recorded in book M77 on page 11466 or as file/reel number 31764.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer
By Hazel Drayton Deputy

FEE \$ 3.00