

32009

WARRANTY DEED

Vol. 111 Page 11813

KNOW ALL MEN BY THESE PRESENTS, That RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. C. CASTLE

, hereinafter called the grantee, do 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 N½ of Lot 6 in Block 2 of HOME ACRES, Klamath County, Oregon, subject to the usual printed stipulations and exceptions appearing in the usual form title policy and also the following:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Irrigation Easement, including the terms and provisions thereof, contained in deed from Frank Ira White, et ux., to J. L. Nendel, recorded Nov. 4, 1941, in Book 142 at Page 244, Deed Records.

(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 \$ 13,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration, which is not apparent, and shall be stated as follows:

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 26 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)

STATE OF OREGON,)
County of Klamath) ss.
May 28, 1977

Personally appeared the above named RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife,

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

Before me: *John M. Cullough*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: April 15, 1981

STATE OF OREGON, County of) ss.
1977

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.

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

RAYBURN D. & GAYLE I. SOUTH
P.O. BOX 1535
Central Valley, Calif. 96019

GRANTOR'S NAME AND ADDRESS

W. C. CASTLE
Route 3, Box 1022
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

W. C. CASTLE
Route 3, Box 1022
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

W. C. CASTLE
Route 3, Box 1022
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 5th day of July, 1977, at 4:16 o'clock P.M., and recorded in book M 77 on page 11813 or as file/reel number 32009.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Angel D. Magie* Deputy
Recording Officer

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE