

MTC 3964

WARRANTY DEED

Vol. 77 Page 178

KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. REILING and YVONNE M. REILING, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. BUSH and SUSAN C. BUSH, 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 7, Block 11 of SECOND ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Klamath Irrigation District.
4. Building setback line 20 feet from Homedale - 25 feet from Sylvia Avenue, as shown on dedicated plat.
5. Reservations as contained in plat dedication.

(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 except as set forth above and apparent upon the land,

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 \$ 49,900.00. 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 @, 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 12th day of August, 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)

Richard L. Reiling
Yvonne M. Reiling

STATE OF OREGON,

County of Klamath

August 12, 1977

STATE OF OREGON, County of

19

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James H. Bush & Susan C. Bush
5530 Sylvia Avenue
Klamath Falls, Oregon

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

Security Savings
222 S. Sixth Street
Klamath Falls, Oregon

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of AUGUST, 1977, at 4:10 o'clock P.M., and recorded in book 77 on page 14763 as file/reel number 34047.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By *[Signature]* Recording Officer
Deputy

FEE \$ 3.00