

34074

WARRANTY DEED

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38-2697-1 KNOW ALL MEN BY THESE PRESENTS, That Edgar N. Roberts & F. Dolores Roberts, H & W

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne A. Wilcox and Richard M. Clark as Tenants in Common, 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 4, Roberts River Acres, 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 except those of record, or apparent to the land, also those covenants recorded May 22, 1972, Book M-72, page 5442, Klamath County Records

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 \$1000.00

~~Whereof the amount of \$1000.00 is paid in cash and the balance of \$0.00 is paid by promissory note.~~ (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 25th 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

May 25, 1977

Personally appeared the above named Edgar N. Roberts & F. Dolores Roberts

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: Feb 14, 1981

STATE OF OREGON, County of

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Personally appeared

and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Edgar N. Roberts & F. Dolores Roberts
P.O. Box 696
Oakridge, Oregon 97463

GRANTOR'S NAME AND ADDRESS

Wayne A. Wilcox & Richard M. Clark
3949 So. 6th St.
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wayne A. Wilcox
3949 So. 6th St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of AUGUST, 1977, at 12:15 o'clock PM., and recorded in book M77 on page 14807 or as file/reel number 34074, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By: [Signature] Deputy

FEE \$ 3.00