

34107

WARRANTY DEED

Vol. 77 Page 1455

KNOW ALL MEN BY THESE PRESENTS, That H. & G. INVESTMENTS a Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD J. SHUCK AND HELEN SHUCK 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 10 and the Southeasterly 15 feet of Lot 11 in Block 17 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. The whole being a rectangular piece of land 40 feet wide and 115 feet long, facing 40 feet wide and 115 feet long, facing 40 feet on East Main Street.

Trust Deed, including the terms thereof recorded November 30, 1976 in Vol. M76 Page 19231 to Security Savings and Loan Association

which Grantee hereby agrees to assume and pay.

Assignment of Rentals recorded in Vo. M76 Page 19235

(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 \$ 21,000.00. 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 19th 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.

H. & G. INVESTMENTS A Partnership By:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 15, 1977

STATE OF OREGON, County of Klamath, ss. Personally appeared _____, 1977

Personally appeared the above named Richard D. Harry

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 5/26/78

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

H & G Investments

GRANTOR'S NAME AND ADDRESS
Clifford J. Shuck

GRANTEE'S NAME AND ADDRESS
Cliff J. Shuck
1888 Melrose
City

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

Clifford J. Shuck
1888 Melrose
City

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 3:31 o'clock PM, and recorded in book M77 on page 14853 or as file/reel number 34107, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MYNE

Recording Officer

By Hazel Gray Deputy

FEE \$ 3.00