

WARRANTY DEED

MT C 1498-3822 Vol. 77 Page 7

KNOW ALL MEN BY THESE PRESENTS, That PATRICK C. PHEARSON and KAREN PHEARSON, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM B. DICKSON and EMERLINDA A. DICKSON, 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:

SUBJECT TO:

1. Taxes for 1977-78, a lien but not yet due and payable.
2. Statutory powers, including the power of assessment of Klamath Irrigation Dist.
3. Statutory powers, including the power of assessment of So. Suburban Sanitary Dist.
4. Building set-back line shown on dedicated plat.
5. Easement along rear of lot shown on dedicated plat.
6. Reservations contained in dedication of plat.
7. Covenants, conditions and restrictions, and omissions of restrictions, imposed by instrument recorded September 21, 1970 in Volume M70, page 8316, Microfilm records of Klamath County.

(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 ABOVE

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 \$ 32,000.00

~~Whereby, the actual consideration consists of or includes other property or value given or promised to the grantor.~~

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 17th 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)

*Patrick C. Phearson
Karen Phearson*

STATE OF OREGON,)
County of Klamath) ss.
August 17, 1977

STATE OF OREGON, County of) ss.
August 17, 1977

Personally appeared the above named Patrick C. Phearson and Karen Phearson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/19/78

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

Phearson

GRANTOR'S NAME AND ADDRESS

Dickson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. William B. Dickson
4720 Memorie Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
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 17th day of AUGUST, 1977, at 3:48 o'clock PM, and recorded in book N77 on page 15113 or as file/reel number 34235.

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

By *[Signature]* Recording Officer
Deputy

FEE \$ 3.00