

34655

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VERNON M. GEARHARD and FRANCES M. GEARHARD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP B. SCOTT and CATHERINE B. SCOTT, 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:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$. Together with an easement for ingress and egress over the Easterly 12.5' of NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 32, Township 40 S, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Lease and Agreement, including the terms and provisions thereof, dated September 21, 1971, recorded November 8, 1971 in Volume M71, page 11660, Microfilm Records of 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 as set forth above

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 claimed under the above described instrument.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00

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) ⓪ (The sentence between the symbols ⓪ if and applicable should be deleted. S. O. B. 25, 1940)

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 individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of July, 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,

VERNON M. GEARHART

FRANCES M. GEARHARD

FRANCES M. GEARHARD
STATE OF OREGON, County of _____

STATE OF OREGON,)
County of Klamath)

Personally appeared the above named
 Vernon M. Gearhard and Frances M. Gearhard

and acknowledged the foregoing instru-

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

..... 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

_____, 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument as being duly executed by them.

Notary Public for Oregon

My commission expires

(OFFICIAL

GRANTOR'S NAME AND ADDRESS

GRANTING NAME AND ADDRESS

After recording return for

Philip B Scott + Catherine Scott
PE 1 Box 635 F
Jesseville, Mo

Department of Veterans Affairs
1325 Perry St. S.E.
Salem, VA 24153

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 24th day of AUGUST, 1977, at 3:49 o'clock P.M., and recorded in book M77 on page 15640, or as file/real number 31655.

Witness my hand and seal of
County affixed

By W. D. Miller Recording Officer

2000年1月1日