

38-13114

34722

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROCKEY E. SAGERS and PEGGY M. SAGERS, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. SANDUSKY and JEANNE D. SANDUSKY, as tenants by the entirety, 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 1 in Block 2, RIVERVIEW, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1977-78 are now a lien but not yet payable.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 25,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ (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 23rd 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)

Rockey E. Sagers

Peggy M. Sagers

STATE OF OREGON, Clackamas } ss.
County of Klamath
August 13, 1977

STATE OF OREGON, County of _____, ss.
Personally appeared _____, and

Personally appeared the above named
Rockey E. Sagers and Peggy M. Sagers

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

Before me: [Signature]

(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 9/17/80

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: _____

(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: _____

Rockey E. and Peggy M. Sagers

GRANTOR'S NAME AND ADDRESS

Ronald L. and Jeanne D. Sandusky

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
United States National Bank of Oregon
c/o Realty Tax Service, 321 S.W. 4th. Ave.
Portland, Oregon 97204

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of KIAMATH

I certify that the within instrument was received for record on the 25th day of AUGUST, 1977, at 2:35 o'clock P.M., and recorded in book M77 on page 15741 or as file/reel number 34722. Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. FINE
By [Signature] Recording Officer
Deputy

FEE \$ 3.00