

1-1-74

35015

WARRANTY DEED

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16127

KNOW ALL MEN BY THESE PRESENTS, That WALTER RATHMACHER and MILDRED RATHMACHER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIVIAN CUNNINGHAM, 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:

A portion of Lot 6, Block 1, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 6, marked by a $\frac{1}{2}$ inch iron pin; thence North along the Easterly right-of-way line of Madison Street 18.00 feet, to a $\frac{1}{2}$ inch iron pin being the True Point of Beginning of this description; thence continuing North along said right-of-way 49.00 feet to a $\frac{1}{2}$ inch iron pin; thence North $89^{\circ}49'20''$ East parallel to the North of said Lot 6 115.00 feet to a $\frac{1}{2}$ inch iron pin; thence South 49.00 feet to a $\frac{1}{2}$ inch iron pin; thence South $89^{\circ}49'20''$ West 115.00 feet to the True Point of Beginning.

(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:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rules, regulations and statutory powers, of South Suburban Sanitary District.

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 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 31st 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)

Walter L. Rathmacher
Mildred A. Rathmacher

STATE OF OREGON,
County of Klamath

STATE OF OREGON, County of Klamath

August 31, 1977

Personally appeared

Personally appeared the above named
Walter Rathmacher and Mildred Rathmacher.

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

(OFFICIAL SEAL)

Before me,
Notary Public for Oregon
My commission expires: 8-23-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Walter & Mildred Rathmacher

GRANTOR'S NAME AND ADDRESS

Vivian Cunningham

GRANTEE'S NAME AND ADDRESS

After recording return to:
Vivian Cunningham

NAME, ADDRESS, ZIP

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

Vivian Cunningham

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of AUGUST, 1977, at 1:44 o'clock P.M., and recorded in book M77 on page 16127 or as file/reel number 35015.

Record of Deeds of said county.

Witness my hand and seal of
County affixed

M. D. MILNE

Recording Officer

By Hazel Draz Deputy

FEE \$ 3.00