

38-11410 K

FORM No. 437-WARRANTY DEED (Individual or Corporate)

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR, 97204

35543

WARRANTY DEED

Vol. 16974 Page 16974

KNOW ALL MEN BY THESE PRESENTS, That Thomas D. Sunday, 4005 Shasta Way, Klamath Falls, Oregon 97601 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Floyd R. Carbaugh Jr., 4737 Sturdivant Ave., Klamath Falls, Oregon 97601 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:

Parcel #1: All blocks 1, 2 and 3, Sprague River Estates, situated in the SW¹/₄ of Section 18, T36S, R13E, WM.

Parcel #2 The E¹/₂SW¹/₄ of Section 18, Township 36 South, Range 13 East of the Willamette Meridian, lying Southerly of the centerline of the Sprague River and Northerly of State Hwy 140, except that portion of Sprague River Estates described in parcel #1.

SUBJECT TO: Rights, Rights of way, easements of record, those apparent on the land and to those common to the area.

(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 \$ 32,900.00

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 25 day of August, 1976; 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.

Thomas D. Sunday
Thomas D. Sunday

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath)
AUGUST 25, 1976)

STATE OF OREGON, County of _____) ss.
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.

Personally appeared the above named Thomas D. Sunday and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kathy R. Mallama
Notary Public for Oregon
My commission expires: 6-13-80

Before me: _____
Notary Public for Oregon
My commission expires: _____

Thomas D. Sunday
4005 Shasta Way
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Floyd R. Carbaugh Jr.
4737 Sturdivant Ave.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Floyd R. Carbaugh Jr.
4737 Sturdivant Ave.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Floyd R. Carbaugh Jr.
4737 Sturdivant Ave.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of KLAMATH)
I certify that the within instrument was received for record on the 12th day of SEPTEMBER, 1977, at 11:28 o'clock AM, and recorded in book M77 on page 16934 or as file/reel number 35543.
Record of Deeds of said county.
Witness my hand and seal of County of _____

WM. D. MILNE
Recording Officer
By Bernard J. Pitsch Deputy

FEE \$ 3.00

77 SEP 12 AM 11 28