

WARRANTY DEED

38-13193
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A portion of Lots 28 and 29, WEST PARK ADDITION to the City of Klamath Falls, more particularly described as follows: Beginning at a $\frac{1}{4}$ " iron pin on the southeasterly boundary of said Lot 29, said point being 34 feet northeasterly from the most southerly corner of said Lot 29; thence northeasterly along the SE boundary of Lots 29 and 28, 46.12 feet to a $\frac{1}{4}$ " iron pin; thence N. 15°59' 26" W. 143.40 feet to a $\frac{1}{4}$ " iron pin; thence southwesterly along the northwesterly boundary of Lots 29 and 28 to a $\frac{1}{4}$ " iron pin 34 feet from the NW corner of said Lot 29; thence S. 23°31'00" E. 145.07 feet to the point of beginning. SUBJECT TO: (1) 1977-78 real property taxes which are now a lien but not yet due and payable. (2) Easement created by instrument, including the terms and provisions thereof, dated October 22, 1956, recorded October 25, 1956, in Book 287, Page 446, records of Klamath County, Oregon, given to The California Oregon Power Company, a California corporation.

(If space insufficient, continue description on reverse side)

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 stated 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 claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,900.00.

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 _____ day of _____, 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)

STATE OF OREGON.

STATE OF OREGON.)
County of ..) ss.
..... 19.....

Personally appeared the above named

.....and acknowledged the foregoing instru-
ment to be.....voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

MICK HOMES, inc.
By Robert H. Kind, Treas.
By Robert J. Black, act. sec.
STATE OF OREGON, County of KIAMATH) ss
September 19, 77

STATE OF OREGON, County of KLAMATH) ss.
September, 1977
 Personally appeared Gerald A. Hunt and
Robert M. Hunt, who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
last president and that the latter is the
first secretary of _____

MICK HOMES, Inc., 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:

Thomas L. Strong (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-13-78

MICK HOMES, inc.
3303 Lakeport Blvd.
Klamath Falls, Oregon 97601

JAY MELLEN PHINNEY and SANDRA MARIE
PHINNEY, 450 Fulton Street
Klamath Falls, Oregon 97601

After recording return for
Mr. and Mrs. Jay M. Phinney
450 Fulton Street
Klamath Falls, Oregon 97601

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

Department of Veteran's Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310
NAME ADDRESS ZIP

STATE OF OREGON,

County of KIAMATH } ss.
 I certify that the within instrument was received for record on the 16th day of SEPTEMBER 19 77, at 3:46 o'clock P.M., and recorded in book M77 on page 17388 or as file/reel number 35859,
 Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel Drazil Recording Officer Deputy

FEE \$ 3.00