

36084

WARRANTY DEED

Vol. 176Page 17688KNOW ALL MEN BY THESE PRESENTS, That PATRICIA JEAN KUHLMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES V. DAVIS and NANCY J. DAVIS, 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: Lots 4, 5 and 6 of Block 5, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

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 Enterprise Irrigation District.
3. Reservations contained in plat dedication.
4. Reservations as contained in deed recorded May 14, 1941 in Volume 137, page 615, Deed Records of Klamath County, Oregon.
5. The right is hereby reserved to conduct water through ditches or pipe lines for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots.

(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 \$38,500.00

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 21 day of September, 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.

*Patricia J. Kuhlman*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KlamathSeptember 21, 1977

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.

Before me:

(OFFICIAL SEAL)

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

Before me:

Notary Public for Oregon

My commission expires: 5/26/78

Patricia Jean Kuhlman

GRANTOR'S NAME AND ADDRESS

James V. Davis and Nancy J. Davis

GRANTEE'S NAME AND ADDRESS

James V. Davis and Nancy J. Davis

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs

1225 Ferry Street Southeast

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 21st day of September, 1977, at 12:28 o'clock P.M., and recorded in book M77 on page 17688 or as file/reel number 36084.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By *Hazel D. Milne* Deputy

Fee \$3.00