

1-1-74

36601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DUANE G. FOUSIE and DONNA F. FOUSIE,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON L. MIKESELL
and LEE G. MIKESELL, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 41 of BUENA VISTA ADDITION to the City of Klamath Falls, 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-'78, a lien not yet due and payable.
2. Conditions and restrictions imposed by instrument, including the terms and
provisions thereof, recorded September 10, 1956 in Miscellaneous Volume 12
at page 243 and page 250, and as modified by instrument recorded June 30, 1959,
in Volume 314 at page 80, Miscellaneous Records of Klamath County, Oregon.

(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 set forth hereinabove

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 \$ 39,900.00 283
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 23rd 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

September 23, 1977

Personally appeared the above named

Duane G. Fousie and Donna F. Fousie

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.
19

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 be-
half 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:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
30th day of SEPTEMBER, 1977,
at 12:26 o'clock P.M., and recorded
in book M77 on page 18597 or as
file/reel number 36601,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer
By Deputy
FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Vernon L. MikeSELL
632 Roseway
Klamath Falls, Oregon 97601

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

Mr. & Mrs. Vernon L. MikeSELL
2358 California Ave.
Klamath Falls, Or. 97601