

1-1-74

36603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARVEY G. BURNS and BELVA L. BURNS,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE G. FOUSIE and DONNA F. FOUSIE, 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:
A tract of land situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE $\frac{1}{4}$; thence East along said line 435.8 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 218 feet; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 218 Feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1977-'78, a lien not yet due and payable.
2. Rights of public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Easement for existing public utilities in vacated street area and the conditions imposed thereby. (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 specifically 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 \$ 57,000.00

Ⓢ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)

Harvey G. Burns

Belva L. Burns

STATE OF OREGON,

County of Klamath } ss.
September 24, 1977

Personally appeared the above named
Harvey G. Burns and Belva L. Burns

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: April 29, 1980

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument 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 18602 or as file/reel number 36603, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Drazic Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Duane G. Fousie
5530 Sunnyside Lane
City, 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Duane G. Fousie
5530 Sunnyside Lane
City, 97601
NAME, ADDRESS, ZIP