

1-1-74

36755

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RICHARD S. SHUCK and HOWARD E. MCGEE, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COOPER, SHUCK, MCGEE & ASSOCIATES, INC., an Oregon corporation, 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:

LOT 21 in BLOCK 18 of HOT SPRINGS 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: Reservations, restrictions, rights of way and easements of record and those apparent on the land.

(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 hereinabove set forth,

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 \$1,800.00. 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 18 day of August, 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 } ss.
August 18, 1977

Personally appeared the above named
Richard S. Shuck and
Howard E. McGee, Jr.

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

Before me:
OFFICIAL SEAL) *James Matthews*
Notary Public for Oregon
My commission expires: 03-10-81

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 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)
Notary Public for Oregon
My commission expires: _____

Richard S. Shuck and Howard McGee
c/o 5440 South Sixth Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Cooper, Shuck, McGee & Assc., Inc.
5440 South Sixth Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Cooper, Shuck & McGee & Assc., Inc.
5440 South Sixth Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Cooper, Shuck, McGee & Assc., Inc.
5440 South Sixth Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of OCTOBER, 1977, at 4:18 o'clock P.M., and recorded in book M77 on page 18804 or as file/reel number 36755.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
By *Harold Dray* Deputy
Recording Officer

FEE \$ 3.00

CP 300