

3753R

WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary E. Simmons, 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:

Tract 21, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING THEREFROM the Easterly 100 feet thereof.

(If space insufficient, continue description on reverse side)

PH 2 53

(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,

easements or restrictions of record, common to the area or apparent on

the face of the land

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 \$18,500.00.

The whole consideration...
The whole consideration...

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 17th day of October, 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)

STATE OF OREGON,
County of Klamath
October 17 1977

STATE OF OREGON, County of) ss

Personally appeared and who, being duly sworn, 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.

.....
Notary Public for Oregon
 My commission expires: _____

STATE OF OREGON,

I certify that the within instrument was received for record on the 18th day of OCTOBER, 1977, at 2:55 o'clock P.M., and recorded in book M71 on page 19958 or as file/real number 37538, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W4 D MINE

By Hazul D. Magallanes Recording Officer
Deputy
FEE \$ 3.00

FEES \$ 3.00

William H. and Linda K. Webb
3093 Lodi
Klamath Falls, Oregon 97601

Mary E. Simmons
3819 Crest
Klamath Falls, Oregon 97601

After recording return to:

SHASTA BRANCH

NAME, ADDRESS, ZIP

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

SHASTA BRANCH - Klamath Falls

SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP