

37670

WARRANTY DEED

Vol. 77 Page 20173

A-28598
STEPHEN J. LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That Josephine J. Heck and
John Leland Heck, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale E. Davis
and Patsy Davis, husband and wife,

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:
The South 100 feet of Tract 60, PLEASANT HOME TRACTS, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contract, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of the Enterprise Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations contained in deed from Charles W. Miller and Idella Miller, husband and wife, to Richard K. Morris and Louella Morris, husband and wife, dated November 14, 1938, recorded December 13, 1939, in Vol. 126 page 89, Deed records of Klamath County, Oregon, as follows: "1. an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. 2. that nodwelling house (for continuation of this document see reverse side of this deed)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 22,000.00
However, the actual consideration consists of or includes other property or value given or promised which is 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 19 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,
affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
October 19, 1977

STATE OF OREGON, County of } ss.
October 19, 1977

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 _____

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.

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

Before me:

(OFFICIAL
SEAL) Du Nelson
Notary Public for Oregon
My commission expires: 2-3-79

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Ore
P.O. Box 1936
Klamath Falls, Ore 97601

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

Dale E. & Patsy Davis
1764 S. 2nd St
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
day of _____, 19__

at _____ o'clock M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____

Recording Officer
Deputy

20179

shall be placed upon said land to cost less than \$1,000.00; and that such dwelling house shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from property line on street."

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 20th day of OCTOBER A. D. 1977 at 11:28 o'clock A. M., and
duly recorded in Vol. M77, of DEEDS on Page 20178
FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazil