

37889

WARRANTY DEED

Vol. 77 Page 20474



KNOW ALL MEN BY THESE PRESENTS, That RICHARD ELZEARD DUMONT and BONNIE LORENE DUMONT, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FERDINAND T. SHERIDAN
and FLORENCE SHERIDAN, 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 9, Block 18, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 20 foot building setback line from streets as reserved in plat dedication.
2. Reservations and restrictions as contained in plat dedication.
3. Trust Deed in favor of Klamath First Federal Savings and Loan Association of
Klamath Falls, recorded December 14, 1976 in Volume M76, page 19997, which the
grantees herein agree to assume and pay according to the terms contained therein.

(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 above and apparent upon the land

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 \$ 23,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole or part of the consideration (indicate which)~~ (The sentence between the symbols ①, 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 24th day of October, 1977;
if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Richard Elzeard Dumont
Bonnie Lorene Dumont

STATE OF OREGON,

County of Klamath) ss.October 24, 1977

Personally appeared the above named Richard Elzeard Dumont and Bonnie Lorene Dumont

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____

_____ 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
25th day of October, 19 77,
at 12:35 o'clock P.M., and recorded in
book M77 on page 20474 or as
file/reel number 37889

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *Semerha* Recording Officer
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ferdinand T. & Florence Sheridan902241 Greensprings Dr. Sp. 35Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings540 Main StreetKlamath Falls, Oregon

NAME, ADDRESS, ZIP