

LA0141397

MTC. 4562

FORM No. 632—WARRANTY DEED (Individual or Corporate)

MTC 4562

STEVENS-NEES LAW PUBLISHING CO. PORTLAND, OR. 97204

1-1-74

39588

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SCOTT C. DAVIS and PATRICIA D. DAVIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL J. RAPP and MARGIA L. RAPP, 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:

Lot 23 in Block 1 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Klamath Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. A 20 foot building setback as shown on dedicated plat.
4. A. 15 foot utility easement along the South side of lot and an 8 foot easement along the East and Westerly sides as shown on dedicated plat.
5. Restrictions as contained in plat dedication.
6. Conditions and restrictions imposed by instrument recorded April 25, 1968 in Volume M68, page 3337, Microfilm Records of Klamath County, Oregon.

(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

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 \$ 27,500.00. 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 November, 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)

Scott C. Davis
Patricia D. Davis

STATE OF OREGON, WASHINGTON }
County of PIERCE } ss.
NOVEMBER 23rd, 1977

Personally appeared the above named Scott C. Davis and Patricia D. Davis

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

Before me: Margaret J. Tolan
(OFFICIAL SEAL)
Notary Public for Oregon Washington
My commission expires: 3/15/78

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: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
Shasta Plaza

NAME, ADDRESS, ZIP

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

Klamath First Federal
Shasta Plaza

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 28th day of NOVEMBER, 1977, at 11:21 o'clock A.M., and recorded in book M77 on page 22987 or as file/reel number 39588, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Servantho Ketch Recording Officer
Deputy
FEE \$ 3.00

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