

40408

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. WAITS and SANDRA G. WAITS, who acquired title as SANDRA D. WAITS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROLLIN V. TUTER, 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: The West one-half of Tract 91 of LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Enterprise Irrigation District.
2. Agreement, including the terms and provisions thereof, recorded December 16, 1957 in Volume 296 at page 278, Deed Records of Klamath County, Oregon.
3. Trust Deed, including the terms and provisions thereof, recorded June 5, 1973 in Volume M73 at page 6889, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which Trust Deed the Grantee herein assumes and agrees to 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 hereinabove

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 \$39,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of December, 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)

Robert D. Waits
Sandra G. Waits

STATE OF OREGON, }
County of Klamath } ss.
December 13, 1977

Personally appeared the above named
Robert D. Waits and Sandra
G. Waits
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Belene V. Addington*
Notary Public for Oregon
My commission expires: 3-22-81

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 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Rollin V. Tuter

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan Assn
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
14th day of December, 1977,
at 12:35 o'clock P.M., and recorded
in book M77 on page 24163 or as
file/reel number 40408.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *Belene V. Addington* Recording Officer
Deputy

Fee \$3.00