

40466

WARRANTY DEED

Bl. M 77 Page 24264

KNOW ALL MEN BY THESE PRESENTS, That SIDNEY CLIFFORD JENKINS and PERLE PAULINE JENKINS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLINTON C. PIERCE and DOROTHY F. PIERCE, 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 13 in Block 1 of LENNOX, Klamath County, Oregon

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$ 7,500.00

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 1st day of October, 1974; 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)

Sidney Clifford Jenkins
Perle Pauline Jenkins

STATE OF OREGON,)
County of Klamath) ss.
October 1st, 1974

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:

(OFFICIAL SEAL)

John B. Paves

Notary Public for Oregon 8-12-77
My commission expires

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Sidney Clifford Jenkins and Perle Pauline Jenkins

GRANTOR'S NAME AND ADDRESS

Clinton C. Pierce and Dorothy F. Pierce

GRANTEE'S NAME AND ADDRESS

After recording return to:
Rt 3 Box 335-1
Klamath Falls, Ore 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of December, 1977, at 3:28 o'clock P.M., and recorded in book M77 on page 24264 or as file/reel number 40466, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernhardt Ketch Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE