

40538

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MICK HOMES, inc., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY G. WALTON and HELEN P. WALTON, 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 6, Block 14, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, TOGETHER WITH that portion of vacated Oregon Avenue adjacent to the South line of said Lot 6, vacated by Ordinance #5045 and recorded March 16, 1959, in Book 310, Page 496, deed records. SUBJECT TO: (1) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 10, 1956, in Book 12, Page 250, as modified and recorded July 9, 1959, in Book 314, Page 80. (2) Easement for existing public utilities in vacated street area reserved by Ordinance #5045 and the conditions imposed by said Ordinance. (3) Reservation of all mineral rights and geothermal resources to the State of Oregon, including the terms and provisions thereof, as disclosed by deed recorded December 9, 1976, in Volume M-76, Page 19771, and modified by deed recorded December 14, 1976, in Volume M-76, Page 19969, 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, except as stated above,

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 \$ 44,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,500.00. The consideration indicated in this deed is for the purpose of recording only and does not constitute a part of the deed.~~

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 15 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)

MICK HOMES, inc.

By

By

L. G. KentL. V. Wetten

Pres

Sec.

STATE OF OREGON,

) ss.

County of \_\_\_\_\_,

19 \_\_\_\_\_,

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of KLAMATH ) ss.  
December 15, 19 77

Personally appeared \_\_\_\_\_

L. G. Kent

and

L. V. Wetten

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

said

president and that the latter is the

saidsecretary of MICK HOMES,

inc. 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:

Marion R. Strong

Notary Public for Oregon

My commission expires: 1-13-78

(OFFICIAL SEAL)

MICK HOMES, inc.  
3303 Lakeport Blvd.  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

LARRY G. and HELEN P. WALTON

GRANTEE'S NAME AND ADDRESS

After recording return to:

MICK HOMES, Inc.  
3303 LAKEPORT BLVD.  
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

LARRY G. and HELEN P. WALTON

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of December, 19 77, at 3:37 o'clock P.M., and recorded in book M77 on page 24357 or as file/reel number 40538.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. MilneBy Semetha A. Ketch Recording Officer Deputy

Fee \$3.00