

40797

FORM No. 633-1—WARRANTY DEED.

MTC #A790-B

Vol. M Page 24759

1967 SN

KNOW ALL MEN BY THESE PRESENTS, That HENRY G. SANDERS and MELBA J. SANDERS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST D. FIRSICK and GLORIA I. FIRSICK, 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 5 in Block 65 of FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Restrictions as contained in plat dedication.
2. Conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded July 22, 1968 in Volume M68 at page 6636, 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 specifically set forth hereinabove

and that grantor will warrant and forever defend the above granted 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 \$ 14,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 19th day of December, 1977.

Henry G. Sanders
Melba J. Sanders

STATE OF OREGON, County of Klamath ss. December 22, 1977

Personally appeared the above named HENRY G. SANDERS and MELBA J. SANDERS

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

(OFFICIAL SEAL)

Before me: Darlene T. Addington
Notary Public for Oregon
My commission expires March 22, 1981

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ernest D. Firsick
P.O. Box 304
Sprague River, OR 97639

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

Mr. & Mrs. Ernest D. Firsick
Address As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of December, 1977, at 3:30 o'clock P.M. and recorded in book M77 on page 4759 or as file/reel number 40797.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernetha S. Helich Deputy

Fee \$3.00