

L# 014 1467

KRC # A-28822

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

42281

WARRANTY DEED

Vol. 118 Page 1643KNOW ALL MEN BY THESE PRESENTS, That PERRY BROS., INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYNDELL EDWARDS and NANCY L. EDWARDS, 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 7 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of First Addition to Cypress Villa; Easements and rights of way of record and those apparent on the land, if any.

(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 those above set forth,

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 \$ 54,000.00

~~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) ^⓪ (The sentence between the symbols ⓪, 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 20th day of January, 19 78; 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)

STATE OF OREGON,

County of _____

} ss.

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: _____

PERRY BROS., INC.

By Grant PerryBy Frank B. PerrySTATE OF OREGON, County of Klamath

} ss.

January 23rd 19 78Personally appeared Grant Perryand Frank B. Perry

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

Perry Bros., 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 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:

Susan K. Karsch

Notary Public for Oregon

My commission expires: 12-6-81

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 27th day of January, 19 78, at 11:34 o'clock A.M., and recorded in book M78 on page 1643 or as file/reel number 42284, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha J. Hetsch Recording Officer
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.C.T.C.

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan Assn.
2943 South Sixth St.,

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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