

1-1-74

43798

WARRANTY DEED

Vol. 78

3708

KNOW ALL MEN BY THESE PRESENTS, That ROGER JAMES WALKER and SUSAN GAIL WALKER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL E. HERYFORD and VIVIAN HERYFORD, 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 of SCHIESEL 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.
2. Rules, regulations and statutory powers, of Enterprise Irrigation District.
3. Restrictions, as shown on dedicated plat.
4. Covenants, conditions and restrictions, recorded August 14, 1968 in Volume 300, page 97, Deed 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 those as set forth and those apparent upon the land

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 \$ 35,000.00. 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). (The sentence between the symbols ⁽¹⁾, 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 27th day of February, 1978; 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)

Roger James Walker
Mrs Susan Gail Walker

STATE OF OREGON,)
County of Klamath) ss.
February 27, 19 78 .

STATE OF OREGON, County of _____) ss.
_____, 19 ____ .
Personally appeared _____

Personally appeared the above named
Roger James Walker and Susan Gail
Walker.

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

(OFFICIAL SEAL)

Before me:
Becky Lynn Blum
Notary Public for Oregon
My commission expires: 6 16 81

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul E. & Vivian Heryford
5711 Schiesel
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Paul E. Heryford & Vivian Heryford
5711 Schiesel
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of February, 1978, at 9:18 o'clock AM., and recorded in book M78 on page 3708 or as file/reel number 43798. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Linetha D. Welch* Recording Officer
Deputy

Fee \$3.00