

1-1-74

44086

WARRANTY DEED

Vol. 78 Page 4124

KNOW ALL MEN BY THESE PRESENTS, That John W. Fickes and Catherine V. Fickes, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Guy Eddy

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:

Block 86, Lot 16, Unit 4, KLAMATH FOREST ESTATES,
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 SUBJECT TO: Contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on 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 \$1200.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 12 day of September, 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)John W. Fickes
Catherine V. FickesSTATE OF OREGON,)
County of Klamath) ss.
September 12, 1977STATE OF OREGON, County of) ss.
19

Personally appeared and

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

Personally appeared the above named John W. Fickes and Catherine V. Fickes, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 10-30-79

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)

Notary Public for Oregon
My commission expires:Mr. and Mrs. John W. Fickes
General Delivery
Horse Creek, CA 96045

GRANTOR'S NAME AND ADDRESS

Guy Eddy
1655 Greensprings
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Guy Eddy
1655 Greensprings
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Guy Eddy
1655 Greensprings
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of March, 1978, at 4:51 o'clock P.M., and recorded in book M78 on page 4124 or as file/reel number 44086

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Kirsch Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USECal
320