

1-1-74

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WARRANTY DEED

Vol. M78 Page 4153



KNOW ALL MEN BY THESE PRESENTS, That CLARENCE S. USSELMAN and DORRIS L. USSELMAN, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM S. ANDERSON and BONNIE J. ANDERSON, as tenants by the entirety, 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 14, KENNICOTT COUNTRY ESTATES, in the County of Klamath, State of 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, easements or restrictions of record, common to the area or apparent on the face of 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 \$ 36,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 36,000.00. THE WHOLE OF THE ABOVE DESCRIBED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT, EASEMENTS OR RESTRICTIONS OF RECORD, COMMON TO THE AREA OR APPARENT ON THE FACE OF THE LAND, IS HEREBY GRANTED, BARGAINED, SOLD AND CONVEYED 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:~~

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 3rd day of March, 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)

Clarence S. Usselman  
Clarence S. Usselman

Dorris L. Usselman  
Dorris L. Usselman

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, ) ss.

County of Klamath  
March 3, 1978

Personally appeared the above named  
Clarence S. Usselman  
and Dorris L. Usselman

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

Before me, Shirley V. Brown

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 11-12-78

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Clarence S. Usselman and Dorris L. Usselman  
3705 Madison

Klamath Falls, Oregon 97601

William S. Anderson and Bonnie J. Anderson

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Federal  
South Sixth Branch

NAME, ADDRESS, ZIP

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

William S. Anderson and Bonnie J. Anderson

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of March, 19 78, at 10:35 o'clock A.M., and recorded in book M78 on page 4158 or as file/reel number 44110. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Bernetha W. Helich Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE