

1-1-74

45048

WARRANTY DEED

Vol. 118 Page 5472

A-28879
 I KNOW ALL MEN BY THESE PRESENTS, That Rex L. Trulove and Margaret L. Trulove

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond G. Bidegary 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 19 of Villa St. Clair, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING the Westerly 50 feet thereof.

(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: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. Rules, regulations and assessments of South ** 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 \$10,950.00

~~However, the actual consideration consists of other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ^⑥, 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 17 day of March, 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)

Rex L. Trulove

Margaret L. Trulove

STATE OF OREGON,)
 County of Klamath) ss.
March 17, 19 78

STATE OF OREGON, County of _____) ss.
 _____, 19 _____

Personally appeared _____ and

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 _____

_____ 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8.5.79

Notary Public for Oregon

My commission expires:

Rex L. & Margaret L. Trulove

GRANTOR'S NAME AND ADDRESS

Raymond G. Bidegary

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond G. Bidegary

2890 PattersonK. Falls

(NAME, ADDRESS, ZIP)

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

Raymond G. Bidegary

2890 PattersonK. Falls

(NAME, ADDRESS, ZIP)

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the day of _____, 19 _____

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

6775

21401

5473

**

Suburban Sanitary District. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 22nd day of March A. D. 1978 at 3:43 o'clock P.M. of
fully recorded in Vol. M78, of Deeds on Page 5472

Wm D. MILNE, County Clerk

By Suzanne H. Leloch

Fee \$6.00