

1-1-74

46476

WARRANTY DEED

Vol. 178

Page

7508

KNOW ALL MEN BY THESE PRESENTS, That

MARY LOU BAILEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN T. SHAW and CHRISTIE L. SHAW, husband and wife 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: The S² of Lot 24, FAIR ACRES SUBDIVISION NO. 1, except that part taken for widening of Lane Street. SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District. (2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District. (3) Reservations and restrictions, including the terms and provisions thereof, in deed from Walter T. Smith, et al, to John F. Rhoads, dated June 25, 1929, recorded November 19, 1935, in Volume 105, Page 371, Deed Records of Klamath County, Oregon. (4) Trust Deed, in Volume M-77, page 14,975, Microfilm Records of Klamath County, Oregon, in favor of Manual M. Ochse, which said Trust Deed grantee agree to assume and pay holding grantor harmless therefrom.

(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

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 \$ 14,669.89

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 1st 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.

Mary Lou Bailey

STATE OF OREGON,

County of Klamath

April 3, 1978

Personally appeared the above named

Mary Lou Bailey

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

Before me, Notary Public for Oregon, my commission expires 6-16-81

STATE OF OREGON, County of

19

Personally appeared

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of April, 1978, at 1:25 o'clock P.M., and recorded in book 178 on page 7508 or as file/roll number 46476, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Mains
By Lueda H. Retack Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP