

47128

6262-B
WARRANTY DEED

Vol. M78 Page 8476

KNOW ALL MEN BY THESE PRESENTS, That RONALD G. WICKS and SUSANNE J. WICKS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM LEE OSBORN and VIRGINIA DARLENE OSBORN, 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 2 in Block 28, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions, restrictions and easements, recorded September 21, 1914 in Volume 42, page 490, 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 as set forth above 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 \$ 36,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th day of April, 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)

STATE OF OREGON,)
County of Klamath) ss.
April 28, 1978

Personally appeared the above named Ronald G. Wicks and Susanne J. Wicks;

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

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires: 6-16-81

STATE 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

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
(OFFICIAL SEAL) My commission expires:

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of April, 1978, at 10:59 o'clock A.M., and recorded in book M78 on page 8476 or as file/roll number 47128, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Deanne L. Litch Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. William Lee Osborn
P. O. Box 922
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs
1225 Ferry Street S. E.
Salem, OR 97310
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE