

## MOUNTAIN TITLE COMPANY

48718

6407-8  
WARRANTY DEED

Vol. M78 Page 10761

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. BUSH and SUSAN C. BUSH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CORNELIO OLVERA and HELEN D. OLVERA, 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 7, BLOCK 11 of SECOND ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Rules, regulations and statutory powers, of South Suburban Sanitary District.
2. Rules, regulations and statutory powers, of Klamath Irrigation District.
3. Building setback line 25 feet from Sylvia Avenue, as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Trust Deed, in favor of Security Savings and Loan Association, recorded August 12th, 1977 in Volume M77, page 14673, which grantees herein agree to assume and pay according to the terms as contained therein.

(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

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 \$56,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 19th day of May, 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)

*[Signature]*  
*[Signature]*

STATE OF OREGON, }  
County of Klamath } ss.  
May 19th, 1978

Personally appeared the above named  
JAMES H. BUSH and SUSAN C. BUSH

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

Before me:  
(OFFICIAL SEAL) *[Signature]*

Notary Public for Oregon  
My commission expires: 6-16-81

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 \_\_\_\_\_

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:

JAMES H. BUSH & SUSAN C. BUSH  
5530 Sylvia  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

CORNELIO OLVERA & HELEN D. OLVERA  
211 South Wendling  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Cornelio Olvera & Helen D. Olvera  
5530 Sylvia  
K. Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Security Savings  
222 S. 6th  
K. Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of May, 1978, at 4:29 o'clock PM., and recorded in book M78 on page 10761 or as file/reel number 48718. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *[Signature]* Recording Officer  
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY