

1-1-74

53537

WARRANTY DEED

Vol. 778 Page 18111

KNOW ALL MEN BY THESE PRESENTS, That CARROL JOE SCRONCE and BETTY L. SCRONCE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. BEMENT and SHARON M. BEMENT, 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 1 in Block 1, BURKE PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements and restrictions and conditions of record and those apparent on the land.

(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 stated above

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 \$40,000.00. The true and actual consideration consists of the sum of \$40,000.00 in cash, the sum of \$40,000.00 in property or value given or procured, which is hereby acknowledged by the grantor and grantee.

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 24 day of July, 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)

Carrol Joe Scronce
Carrol Joe Scronce

Betty L. Scronce
Betty L. Scronce

STATE OF OREGON, County of Klamath, ss.
July 24, 1978

STATE OF OREGON, County of Klamath, ss.
July 24, 1978

Personally appeared the above named CARROL JOE SCRONCE and BETTY L. SCRONCE, husband and wife,

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

Before me:
Donna L. Rogers
OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/28/81

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Carrol Joe Scronce
Merrill, OR 97633

Mr. and Mrs. Richard L. Bement

After recording return to:
Mr. and Mrs. Richard L. Bement
540 Main
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. Richard L. Bement
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 16th day of August, 1978, at 3:30 o'clock P.M., and recorded in book M78 on page 18111 or as file/reel number 53537, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Kenneth Skelton Deputy

Fee \$3.00