

54739

WARRANTY DEED

Vol. 778 Page 20000

KNOW ALL MEN BY THESE PRESENTS, That RONALD FUCHS and DIANA HALEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIRGINIA MAE REEDS, 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 5 in Block 1 of the MAP OF BURKE PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Taxes for the fiscal year 1974-79, a lien, but not yet due and payable.
- 2. Taxes for the fiscal year 1977-78 reduced by reason of Veterans Exemption.
- 3. Regulations of South Klamath Sanitary District.
- 4. Regulations of Klamath Irrigation District.
- 5. Reservations as contained in plat dedication.
- 6. Trust deed in favor of Klamath First Federal Savings and Loan Association, recorded October 15, 1967 in Volume 777, page 19910, Microfilm Records of Klamath County, Oregon, which the grantee herein agrees to assume and pay according to the terms and provisions contained therein.

(SPACE RESERVATION, CONTINUE DESCRIPTION ON REVERSE SIDE)

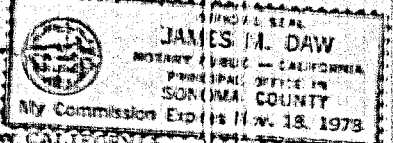
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above and 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 \$ 34,000.00.

~~The true and actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate with (h)).~~ (The sentence between the symbols (d), 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 31 day of August, 1978; if a corporate grantor, it has caused it to be signed and sealed by its officers duly authorized thereto by order of its board of directors.



Ronald M. Fuchs
Diana K. Haley

STATE OF OREGON, CALIFORNIA
County of SONOMA
August 31, 1978

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

Personally appeared the above named Ronald Fuchs and Diane Haley also known as RONALD M. FUCHS AND DIANE K. HALEY and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)
James M. Daw
Notary Public for Oregon - California
My commission expires: 11-18-78

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Address for mailing returns to:

Virginia Mae Reed
4307 Clinton Avenue
Klamath Falls, Oregon

NAME, ADDRESS ZIP

Should a change in residence of the grantee be made, the grantor shall be notified by the grantee by mail.

Klamath First Federal Savings
2113 S. Sixth Street
Klamath Falls, Oregon

AMOUNT PAID \$12,000.00

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of September, 1978, at 11:35 o'clock AM., and recorded in book 778 on page 20000 or as file/reel number 54739.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By *Ronald M. Fuchs* Deputy

Fee \$3.00