

55010

(876
TARRANTY DEED)Vol. 78Page 20411

KNOW ALL MEN BY THESE PRESENTS, That

JANE G. PICCUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAY H. KELLOGG

the grantor, 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, Block 3, FIRST ADDITION TO NIMROD RIVER PARK, 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 1978-79, a lien but not yet due and payable.
2. Regulations of Nimrod River Park Road District.
3. Easements as contained in plat dedication.
4. Covenants, conditions and restrictions as set forth in Declaration of Restrictions recorded in Volume 960, page 6074.
5. Reservations, restrictions and easements as contained in Deed of Tribal Property recorded in Volume 311, page 530.

(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 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 \$3,200.00.

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 28 day of August, 1978; if a corporate grantor, it has caused it to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



OFFICIAL SEAL
JENNIE MUNCESTER
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My commission expires 08/11/1979

STATE OF CALIFORNIA, County of Los Angeles

August 28, 1978

Personally appeared the above named

Jane G. Piccus

Jane G. Piccus

and acknowledged the foregoing as her

voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Jennie Muncester
Notary Public for California
My commission expires:

STATE OF OREGON, County of _____ ss.

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)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of September, 1978, at 9:16 o'clock A. M., and recorded in book M78 on page 20411 or as file/reel number 55010.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Id. D. Milne

By Bencher Schuch Recording Officer
Deputy

Fee \$3.00