

55094

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James C. Ross

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth L. Gordon

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 4, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$41,000.00

(If there were other monies or considerations received or included other property or value given or promised which is hereby acknowledged, indicate such facts.) (If the sentence between the symbols 1, if not applicable, should be deleted. See ORS 93.030.)

In constituting this deed and when 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 14 day of September, 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 recorded by a corporate officer, it is corporate seal)

James C. Ross
James C. Ross

STATE OF OREGON,

County of Klamath

September 14, 1978

STATE OF OREGON, County of) ss.

Personally appeared

and

who, being duly sworn, each for himself and 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-11-80

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of September, 1978,

at 10:55 o'clock A.M., and recorded in book M78 on page 20544 or as file/reel number 55094

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
Deputy

Fee \$3.00

SIGNER'S NAME AND ADDRESS

SIGNER'S NAME AND ADDRESS

All recording returns to:

Klamath County Seal
550 Main St
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

If there is change in requested all new statements shall be sent to the following address:

Same as Above

NAME, ADDRESS, ZIP