

56260

WARRANTY DEED

MTC 6941.78 Page 22331

KNOW ALL MEN BY THESE PRESENTS, That RICHARD N. SHUCK and KATHRYN A. SHUCK, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL P. CROFT and MERIDETH M. CROFT, husband and wife 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 18, Block 1, FOURTH ADDITION TO SUNSET VILLAGE, 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 South Suburban Sanitary District.
3. Regulations of Enterprise Irrigation District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Public utilities easement - rear 16 feet as shown on dedicated plat.
6. Reservations, easements and restrictions as contained in plat dedication.
7. Covenants, conditions and restrictions imposed by instrument recorded June 7, 1971 in Volume M71, page 5502.
8. Regulations of Sunset Lighting District.

(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,

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 \$54,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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)

STATE OF OREGON,

County of Klamath } ss.  
\_\_\_\_\_, 19\_\_\_\_\_

Personally appeared the above named Kathryn A. Shuck, individually and as attorney in fact for Richard N. Shuck

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

Before me: *[Signature]*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-23-81

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 \_\_\_\_\_

\_\_\_\_\_ 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: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel P. & Merideth M. Croft  
3532 Granda Way  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
1225 Ferry Street, S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of October, 1978, at 1:51 o'clock P.M., and recorded in book M78 on page 22331 or as file/reel number 56260, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By Bernadette Schuch Deputy

Fee \$3.00