

1974

58237

Vol. 778 Page 25471

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP G. REYNOLDS, JR.

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto PHILLIP G. REYNOLDS, JR. and SHERRY DEE REYNOLDS, Husband and Wife, hereinafter called the grantee, and unto 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:

The North 70 feet of Lot 2, Block 3, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Statutory powers, including the power of assessment, of Enterprise Irrigation Dist.
 2. Statutory powers, including the power of assessment, of So. Suburban Sanitary Dist.
 3. Reservations and easements as contained in instrument recorded November 2, 1942 in Vol. 151, page 38, Deed Records of Klamath County, Oregon.
- (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

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 \$ None.

~~However, the actual consideration consists of or includes other property of value given or promised which is 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 _____ 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.

Phillip G. Reynolds, Jr.
PHILLIP G. REYNOLDS, JR.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

November 10, 1978

Personally appeared the above named

Phillip G. Reynolds, Jr.

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

(OFFICIAL
SEAL)

John A. Simonson
Notary Public for Oregon
My commission expires 11-26-81

STATE OF OREGON, County of _____

ss.

November 10, 1978

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)

Phillip G. Reynolds

2043 Summers Lane

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Phillip G. Reynolds & Sherry Dee Reynolds, 2043 Summers Lane
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phillip G. & Sherry Dee Reynolds
2043 Summers Lane

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Phillip G. & Sherry Dee Reynolds
2043 Summers Lane

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 13th day of November, 1978, at 2:34 o'clock P.M., and recorded in book M78 on page 25471 or as file/reel number 58237

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By *Sherry Dee Reynolds* Deputy

Fee \$3.00