

1-1-74

59244

WARRANTY DEED

Vol. M78 Page 27223

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH D. DeGEORGE and ANNE H. DeGEORGE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAMUEL G. TREMBLAY and BARBARA L. TREMBLAY, husband and wife, 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:

The SW 1/4 SE 1/4 SW 1/4 of Section 32, Township 34 South, Range 7 E. W.M., Klamath County, Oregon.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; rights of the public in and to any portion of said premises lying within the limits of public roads and highways; 60 foot wide easement for joint user roadway and all other roadway purposes over and across existing road or along the Northerly boundary as set forth in Deed Volume M-70 at page 3199 recorded 4/23/70; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$ 5,500.00

However, the actual consideration consists of / or includes / other property / or value / given / or promised / which is the whole consideration / (indicate which) / If the above is not the whole consideration, it should be defined by DRS 13089.

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 21 day of October, 1974; 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 corporate seal)



OFFICIAL SEAL  
PHYLLIS NELSON  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
VENTURA COUNTY

My Commission Expires May 24, 1978

STATE OF CALIFORNIA, ss.

County of Ventura

October 21, 1974.

Personally appeared the above named JOSEPH D. DeGEORGE and ANNE H. DeGEORGE, husband and wife,

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

(OFFICIAL SEAL)

Before me:  
Phyllis Nelson  
Notary Public for California  
My commission expires

STATE OF OREGON, County of ) ss.

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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:

Joseph D. & Anne H. DeGeorge  
30473 Mulholland Highway, #186  
Agoura, California 91301  
GRANTOR'S NAME AND ADDRESS

Samuel G. & Barbara L. Tremblay  
12700 Elliott, Sp. 161  
El Monte, California  
GRANTEE'S NAME AND ADDRESS

After recording return to: SAMUEL G. TREMBLAY  
JOSEPH D. & ANNE H. DeGEORGE  
916 WHITTIER BLVD.  
MONTESBELLO, CALIF. 90640  
NAME, ADDRESS, ZIP

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

Samuel G. & Barbara L. Tremblay  
12700 Elliott, Sp. 161  
El Monte, California  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 4th day of December, 1978, at 2:38 o'clock P.M., and recorded in book M78 on page 27223 or as file/reel number 59244.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Jacqueline M. Milne, Deputy  
Recording Officer

Fee \$3.00