

60252

MT 7292

Vol. M73

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carrol J. Scronce and Betty L. Scronce, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Theodore Phillip Roller and ANNE LUDELL ROLLER, husband & 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:

Lot 4, BURKE PLACE, a replat of the west 391 feet of lot 55, Merrill Tracts, Merrill, Oregon. Situated in NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. II, T.41S., R. 10E., W.M. Klamath County, Oregon

SUBJECT TO: Easements and restrictions 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

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 \$ 7,500.00

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 7th 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 executed by a corporation, affix corporate seal)

Carrol Joe Scronce
Betty L. Scronce

STATE OF OREGON,
County of Klamath) ss.
September 7, 1978

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)

(OFFICIAL SEAL)

Before me: Cynthia M. Owens

Notary Public for Oregon

My commission expires: 5/6/80

Notary Public for Oregon

My commission expires:

Carrol J. Scronce
Betty L. Scronce
Merrill, Oregon 97653
GRANTOR'S NAME AND ADDRESS

Theodore P. Roller
Merrill, Oregon 97653
GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff
207 Boivin Building
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Theodore P. Roller
Merrill, Oregon 97653
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of December, 1978, at 8:57 o'clock A.M., and recorded in book M-78 on page 28796 or as file/reel number 60252

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline L. Milne Recording Officer
Deputy

Fee \$3.00

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