

60711

WARRANTY DEED

Vol. 79 Page 593

KNOW ALL MEN BY THESE PRESENTS, That Ted Mann and Marilyn S. Mann, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard T. Reeves, 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, State of Oregon, described as follows, to-wit:

Lot 2, Block 14, Town of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Any unpaid assessments of the City of Merrill, for municipal improvements.
2. Grantee herein assumes and agrees to pay the present trust deed, executed by Ted Mann and Marilyn S. Mann, husband and wife, to Farmers Home Administration, United States Department of Agriculture, for the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, dated July 16, 1976, recorded July 16, 1976, in Volume M76, page 10832, Microfilm Records of Klamath County, Oregon, the unpaid balance of which is 18,758.12 to the Farmers Home Administration. (For continuation, see 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 \$ 36,000.00. However, the actual consideration consists of or includes other property or 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 8th day of January, 1979; 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)

Ted Mann
Marilyn S. Mann
Marilyn S. Mann

STATE OF OREGON,
County of Klamath } ss.
January 8, 1979

STATE OF OREGON, County of _____ } ss.
January 8, 1979

Personally appeared the above named Ted Mann and Marilyn S. Mann, husband and wife,

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/19/82

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 _____

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:

Mann

GRANTOR'S NAME AND ADDRESS

Reeves

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard T. Reeves
P.O. Box 575
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on the day of _____, 1979, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

3. Grantee herein assumes and agrees to pay the present trust deed, executed by Ted Mann and Marilyn S. Mann, husband and wife, to the Farmers Home Administration, United States Department of Agriculture, for the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, dated October 3, 1977, recorded October 3, 1977, in Volume M77, page 18779, Microfilm Records of Klamath County, Oregon, the unpaid balance of which is \$5,195.81 to the Farmers Home Administration.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 8th day of January, A.D. 19 79 at 3:43 P.M. on Page 593

Recorded in Vol. M79 of Deeds on Page 593

Wm D. MILNE, County Clerk

By Bernice H. Hetch

Fee \$6.00

STATE OF OREGON, County of Klamath, ss. I, the undersigned, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 8th day of January, 1979, at 3:43 P.M., and that the same is a true and correct copy of the original instrument as recorded in the office of the County Clerk of Klamath County, Oregon.

(OFFICIAL SEAL)

Notary Public for Oregon

18/1/81

STATE OF OREGON

County of _____

I hereby certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ of the _____ County of Deeds of said county.

Witness my hand and seal of _____ County, this _____ day of _____, 19____.

Notary Public for Oregon