

1-1-74

64254

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN P. SIMPSON and MAUDIE I. SIMPSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BELINDA K. FINNEY

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 of LEWIS TRACTS, EXCEPTING THEREFROM the Easterly 125 feet thereof, Klamath County, Oregon.

- Subject, however, to the following:
1. Taxes for the year 1977-78 are now a lien but not yet payable.
  2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
  3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  4. Subject to the requirements and provisions of ORS Chapter 431 pertaining to the registration and transfer of ownership of a mobile home, and any interest or liens disclosed thereby.

(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 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 \$17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 19th day of October, 1977; 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.

John P. Simpson  
JOHN P. SIMPSON

Maudie I. Simpson  
MAUDIE I. SIMPSON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
October 19, 1977

STATE OF OREGON, County of ) ss.  
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Personally appeared the above named John P. Simpson and Maudie I. Simpson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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: Kathy R. Mallama  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-13-80

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

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GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL  
540 Main

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instrument was received for record on the 19th day of March, 1979, at 3:23 o'clock P.M., and recorded in book 179 on page 6204 or as file/reel number 64254, Record of Deeds of said county.

Witness my hand and seal of County affixed.

D. Milne  
Recording Officer  
By: Pamela Sketch Deputy

SPACE RESERVED FOR RECORDER'S USE