

1-1-74

65263

WARRANTY DEED

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7866

KNOW ALL MEN BY THESE PRESENTS, That Charles M. Santo and Marietta H. Santo, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Theodore B. Case and Clifford Honeycutt, each as to an undivided one-half interest, 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:

A portion of Tract 75 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon.

Beginning at a point which is 40 feet Southerly along the Easterly line of Martin Street, if extended, from the Northeast corner of Martin Street and Shasta Way; thence Easterly and parallel with Shasta Way 150 feet to the true point of beginning of this description; thence Southerly and parallel with Martin Street, if extended, one hundred (100) feet; thence Easterly and parallel with Shasta Way 100 feet; thence Northerly and parallel with Martin Street, if extended, 100 feet; thence Westerly and parallel with Shasta Way 100 feet to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(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 \$44,100.00.

~~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 <sup>Ⓢ</sup>, 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 30 day of March, 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)

Charles M. Santo

Marietta H. Santo

STATE OF OREGON,

County of Klamath

March 30, 1979

STATE OF OREGON, County of \_\_\_\_\_) ss.

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 be-

half 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)

Before me:

Public for Oregon

My commission expires: 3-22-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Messrs. Case & Honeycutt  
4509 So 6th St  
City, 97601

NAME, ADDRESS, ZIP

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

Messrs. Case & Honeycutt  
As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the

10th day of April, 1979,

at 10:53 o'clock A.M., and recorded

in book M79 on page 7866 or as

file/reel number 65263,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By D. Milne, Recording Officer

By Bernice H. Hutsch, Deputy

Fee \$3.00

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