

04-41818 K/c 32046

FORM No. 633-WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO. 11322

1-1-74

69177

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Eugene R. Coryell and Joanne M. Coryell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James A. Lucas, 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:

North 60 feet of Lot Three (3) TONATEE HOMES, 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. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
 2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
 3. Rules, regulations and assessments of South Suburban Sanitary District.
- (For continuation of this document, see reverse side of this deed.)

(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 \$ 35,750.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16 day of June, 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)

STATE OF OREGON,)
County of Klamath) ss.
June 16, 1979

Personally appeared the above named Eugene R. Coryell and Joanne M. Coryell, husband and wife,

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

Before me, *Lawrence Estes*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

9/24/80

STATE OF OREGON, County of Klamath) ss.
June 16, 1979

Personally appeared Eugene R. Coryell and Joanne M. Coryell

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

4. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
5. Reservations and restrictions contained in the dedication of Tonatee Homes.
6. Building and Use Restrictions, executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313 page 290, records of Klamath County, Oregon as Corrected in Correction of Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 17, 1959, recorded June 17, 1959, in Deed Volume 313 page 355, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 13th day of June A. D. 19 79 at 4:26 clock P M., an

uly recorded in Vol. 479, of Deeds on Page 14322

Wm D. MILNE, County Clerk

Fee \$6.00

By Sunetha Helrich

[Faint, mostly illegible text from the deed document, including phrases like "whereas", "and", "to have and to hold", "with force and effect", "in testimony whereof", "I have hereunto set my hand and seal", "this 13th day of June, 1979"]

[Faint, mostly illegible text from the bottom left section of the document, possibly a return or acknowledgment section, including phrases like "I hereby certify", "this 13th day of June, 1979"]