

1-1-74

73497

WARRANTY DEED

Vol. 179 Page 21191

KNOW ALL MEN BY THESE PRESENTS, That WALLACE W. WATKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. CRESSY, 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 14, Block 7, of ARROWHEAD VILLAGE Subdivision, in Section 2, Township 36 South, Range 6 East, Willamette Meridian.

(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 public road or highway easement, public utility easements and waste disposal requirements recorded Oct. 3, 1962; Declaration of Restrictions recorded Oct. 26, 1967, in Vol. M67 Page 8359, and Amended Declaration of Restrictions recorded in Vol. M70 and that Page 7024, on August 13, 1970, 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 \$3,000.00. (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 27 day of June, 1974; 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.

Wallace W. Watkins

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.  
County JACKSON

June 27, 1974

Personally appeared the above named Wallace W. Watkins and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]  
(SEAL) Notary Public for Oregon  
My commission expires: MY COMMISSION EXPIRES SEPT. 11, 1975

WALLACE W. WATKINS

GRANTOR'S NAME AND ADDRESS

DAVID L. CRESSY  
820 E. 19th Ave., Apt. 2  
San Mateo, Calif 94403

GRANTEE'S NAME AND ADDRESS

After recording return to:  
DAVID L. CRESSY  
820 East 19th Ave., Apt. 2  
San Mateo, CA 94403  
NAME, ADDRESS, ZIP

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

DAVID L. CRESSY  
820 East 19th Ave., Apt. 2  
San Mateo, CA 94403  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.  
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Personally appeared 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: [Signature]  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 5th day of September, 1979, at 11:36 o'clock A.M., and recorded in book M79 on page 21191 or as file/reel number 73497. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Miane Recording Officer  
By [Signature] Deputy

Fee \$3.50