

1-1-74

75121

WARRANTY DEED

Vol. 79 Page 23748



KNOW ALL MEN BY THESE PRESENTS, That ARLENE A. LAMSON, an estate in fee simple, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOMMY J. HUGHES and MARCIA L. HUGHES, husband and wife, 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:

Lots 30, 31 and the W<sup>1</sup>/<sub>2</sub> of Lot 32, Block 6, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

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

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.

(continued on back)

(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 listed above and on the back hereof:

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 \$ 35,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols (H), 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 8 day of October, 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)

Arlene A. Lamson  
Arlene A. Lamson

STATE OF OREGON, )  
County of Klamath ) ss.  
October 8, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

Personally appeared the above named Arlene A. Lamson and acknowledged the foregoing instrument to be her voluntary act and deed.

\_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 12-6-81

Notary Public for Oregon  
My commission expires:

Arlene A. Lamson  
4649 Cannon  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
Tommy J. Hughes & Marcia L. Hughes  
Route 3, Box 301, Space #59  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Mr. & Mrs. Tommy J. Hughes  
4649 Cannon  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

KFFSTK  
540 Main

NAME, ADDRESS, ZIP

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

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ of as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Exceptions continued

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, Recorded September 14, 1948, in Book 225 at page 80.

SUBJECT TO: 1. Regulations, including levies, liens and utility easements of the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 8th day of October A.D. 1979 at 11:18 A.M., or  
uly recorded in Vol. 1179 of Deeds on Page 23748

(Wm. D. MILNE, County Clerk)  
By Permetha Hetsch  
Fee \$7.00

as listed above and on the back hereof shall  
except  
that and that  
the true and actual consideration paid for this transfer stated in terms of dollars is \$32,500.00  
The true and actual consideration consists of or includes other property or value given or promised which is  
The transfer is made and is subject to the right to require the transferor to execute the deed and all grammatical  
changes and to include in the deed the portions listed apply equally to corporations and to individuals  
The transferor has executed this instrument this 8th day of October 1979  
It is reported that the transferor has caused its name to be signed and seal affixed by its officer duly authorized thereto by  
power of attorney.

Arlene A. Lamson  
STATE OF OREGON, County of Klamath  
Personally appeared  
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 is a deed and shall be  
null and void in the hands of the recorder and each of  
them notwithstanding said instrument to be its regular and deed.  
Notary Public for Oregon  
My commission expires 11-1-81

STATE OF OREGON  
County of Klamath  
I certify that the within instru-  
ment was recorded in record on the  
day of October 1979  
at 11:18 A.M. and recorded  
in book and volume No.  
Page 23748 of the document for file  
instrument number No.  
Record of Deeds of said county.  
Witness my hand and seal of  
County clerk  
BY  
Deputy