

1-174
76055

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That John W. Reed and Janet L. Reed, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sylvia J. Oehlerich, 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 3, Block 1, Tract No. 1043, Resubdivision of portion of Tract 11 and All Tract 28, HOMEDALE, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
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.
 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract 1043.

(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 \$56,000.00
~~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 _____ 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)

John W. Reed
John W. Reed
Janet L. Reed
Janet L. Reed

STATE OF OREGON,)
County of Klamath) ss.
October 26, 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 _____, 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.

Personally appeared the above named John W. Reed and Janet L. Reed, husband and wife,

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

Before me: *David T. Brown*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11-12-82

Before me: _____
Notary Public for Oregon
My commission expires: _____

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 Klamath }
I certify that the within instrument was received for record on the 26th day of October, 1979 at 3:36 o'clock P. M. and recorded in book/reel/volume No. M79 on page 25343 or as document/fee/file/instrument/microfilm No. 76055
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
NAME TITLE
By *David T. Brown* Deputy
Fee \$3.50