

76591

WARRANTY DEED  
MTC - 8291 K

CLYDE FRANCIS WILSON and ANTONIA M.

KNOW ALL MEN BY THESE PRESENTS, That WILSON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS OTIF METCALF and MARY ANNE METCALF, husband and wife 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 in Block 2 of TRACT NO. 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CONTINUED ON THE REVERSE SIDE OF THIS DEED -

(If space insufficient, continue description on reverse side)

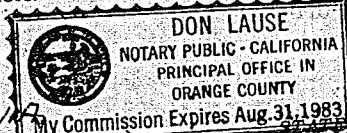
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 58,000.00. 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 31st 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)



CLYDE FRANCIS WILSON  
ANTONIA M. WILSON

STATE OF CALIFORNIA, County of ORANGE, ss. 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 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 CLYDE FRANCIS WILSON and ANTONIA M. WILSON, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 8-31-1983

Mr. and Mrs. Clyde Francis Wilson  
228 South Shattuck  
Orange, CA 92666  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Thomas Otif Metcalf  
1725 Howell  
Klamath Falls  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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/recd number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

80838

JCS3 - DTN

200

1000

- Continued from the reverse side of this deed -

26204

## SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Moyina Heights Water District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
5. Reservations, restrictions and easements as contained in plat dedication.
6. Utility easements and building setback lines as shown on dedicated plat.
7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded January 30, 1976 in Volume M76, page 1419, Microfilm Records of Klamath County, Oregon, and amendment thereto recorded March 10, 1976 in Volume M76, page 3417, Microfilm Records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 30, 1977

Recorded: September 30, 1977

Volume: M77, page 18638, Microfilm Records of Klamath County, Oregon

Amount: \$34,900.00

Grantor: Clyde Francis Wilson and Antonia M. Wilson, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: First National Bank of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.this 6th day of November A. D. 19 79 at 3:50 o'clock P. M., andfully recorded in Vol. M79, of Deeds on Page 26203

Wm D. MILNE, County Clerk

By Bernetha A. Hetch

Fee \$7.00