



76967

WARRANTY DEED

Vol. M79 Page 26972



KNOW ALL MEN BY THESE PRESENTS, That..... RICHARD B. RENSFIELD and BEVERLY G. RENSFIELD, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... LARRY A. POOL and ELIZABETH A. POOL, 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:

Lot 7, in Block 7 of SECOND ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable. 2. Regulations of Klamath Project and Enterprise Irrigation District. 3. Regulations of South Suburban Sanitary District. 4. Covenants, easements and restrictions, imposed by instrument recorded April 8, 1970 in Volume M70, page 2738. 5. Utility easements as delineated on the recorded plat along the East 8 feet. 6. Reservations and restrictions, as shown on the recorded plat. 7. Mortgage in favor of the Dept. of Veterans Affairs, recorded July 9, 1974 in Volume M74, at page 8368, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon the land,

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 \$ 48,921.19

Ⓢ 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 3rd day of November, 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)

Richard B. Rensfield
Beverly G. Rensfield

STATE OF OREGON, }
County of Klamath } ss.
November 3, 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.

Before me:

(OFFICIAL SEAL)

Before me:
[Signature]
Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry A. & Elizabeth A. Pool
5815 Southgate Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Larry A. & Elizabeth A. Pool
3879 Coronado Way
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of November, 1979, at 10:57 o'clock A.M., and recorded in book/reel/volume No. M79 on page 26972 or as document/fee/file/instrument/microfilm No. 76967, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
NAME TITLE
By Klamath County Deputy