

# MOUNTAIN TITLE COMPANY

77619

WARRANTY DEED

Vol. M79 Page 27992

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. ANDERSON and LORA L. ANDERSON, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE C. PIERCE and DOROTHY J. PIERCE, 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:

The North half of Lots 1, 2, 3 and 4 in Block 10, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations in dedication of St. Francis Park.
4. Reservations as contained in Deed recorded in Volume 124, page 119, Records of Klamath County, Oregon.

(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 above, 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 \$ 39,500.00

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 December, 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)

STATE OF OREGON,

County of Klamath ss.  
December 3, 1979

Personally appeared the above named DONALD L. ANDERSON and LORA L. ANDERSON,

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

Notary Public for Oregon  
My commission expires: 6/19/83

STATE OF OREGON, County of ss.  
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Personally appeared and 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Donald L. Anderson  
1675 Fish Lake Rd.  
Butte Falls, OR 97522

Mr. and Mrs. Eugene C. Pierce  
4534 Boardman  
Klamath Falls, OR 97601

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,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of December, 1979, at 2:50 o'clock P.M., and recorded in book M79 on page 27992 or as file/reel number 77619.

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

Wm. D. Milne Recording Officer  
By Deputy  
Fee \$3.50

MOUNTAIN TITLE COMPANY