

K-33474

88390

WARRANTY DEED

Vol. M80 Page 15418

KNOW ALL MEN BY THESE PRESENTS, That SYLVIA C. CLAYTON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. WELCH and DIANE E. WELCH, 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 27 and 28, Block 11, 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) Reservations shown on recorded plat of St. Francis Park. (2) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (3) Rules, regulations and assessments of South Suburban Sanitary District. (4) Reservations set forth in deed from Geo. S. Rusco and Esther Rusco, husband and wife, to Soren H. Hansen, a single man, and Thorvald H. Hansen and Andrea M. Hansen, husband and wife, dated July 26, 1941, recorded July 28, 1941, in Volume 140, Page 29, Deed Records of Klamath County, Oregon.

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,

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 \$32,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the consideration (indicate which) of the same should be deemed to be the consideration for the purpose of this deed.

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 15th day of August, 1980; 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)

Sylvia C. Clayton

STATE OF OREGON,

County of Klamath } ss.
August 15, 1980

Personally appeared the above named SYLVIA C. CLAYTON

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of } ss.
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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 _____

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)

Sylvia C. Clayton

GRANTOR'S NAME AND ADDRESS

James E. Welch, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. James E. Welch
4629 Thompson St.
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veteran's Affairs
1225 Ferry St. SE.
Salem, Oregon 97310

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of August, 1980, at 1:22 o'clock P.M., and recorded in book/roll/volume No. M80 on page 15418 or as document/fee/file/instrument/microfilm No. 88390, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha H. Hetch Deputy

Fee \$3.50