

1-1-74

89869

WARRANTY DEED

Vol. M80 Page 17782

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN J. PETRIC and ANN S. PETRIC,
husband and wife, and ANN M. PETRIC, a single woman,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RICHARD S. SHUCK and BETTY J. SHUCK

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 15, Block 13, HOT SPRINGS ADDITION, to the City of Klamath Falls

SUBJECT TO: Reservations, restrictions, easements and rights of way of Record and those apparent on the land

(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 hereinabove set forth,

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 \$ 25,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (The sentence between the symbols ①, 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 15th day of June, 1974; 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.
June 15, 1974

Personally appeared the above named
Stephen J. Petric and Ann S. Petric,
Petric, husband and wife, and Ann M. Petric
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me
(OFFICIAL SEAL) Robert Jones
Notary Public for Oregon
My commission expires Sept 26, 1977

STATE OF OREGON, County of Klamath) ss.

June 17, 1974
Personally appeared Stephen J. Petric, Ann S. Petric
Ann M. Petric 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)

Notary Public for Oregon
My commission expires: Sept 26, 1977

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of September, 1980, at 4:35 o'clock P.M., and recorded in book M80 on page 17782 or as file/reel number 89869, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernetha Smith Deputy

Fee \$3.50