

1-1-74

96426

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

J. Rueben Vestal Horn Jr. and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

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 Northerly 65 feet of lots 19, 20, 21, and 22, Block 1, St. Francis Park, in the County Of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, rules and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
2. The right reserved in dedication of St. Francis to conduct water ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots.
3. Reservations and restrictions, including the terms and provisions thereof, contained in the Deed from Geo. S. Rusco, et ux., to Harvey Butts, et ux., dated September 30, 1941 and recorded October 7, 1941 at page 446 of Deed 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

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 \$ 32,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 26 day of February, 19 81, 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.
Feb. 26, 1981

Personally appeared the above named Rueben Vestal Horn Jr. and Teresa J. Horn

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 2-12-85

STATE OF OREGON, County of Klamath } ss.
Feb. 26, 1981

Personally appeared Teresa J. Horn 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rueben V. Horn Jr.
2341 Gettle St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. Of Veterans Affairs
1225 Ferry St. SE.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of February, 1981, at 4:54 o'clock P.M., and recorded in book/reel/volume No. M81 on page 3429 or as document/fee/file/instrument/microfilm No. 96426, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernette A. Letock Deputy

Fee \$3.50