

1-1-74

3379

WARRANTY DEED

Vol. 1781 Page 14743

THOMAS P. VALLEE and PATRICIA J.

KNOW ALL MEN BY THESE PRESENTS, That VALLEE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS ALLAN FERGUSON, 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 South 20 feet of the West 57 feet of Lot 81 and the West 57 feet of Lot 82, CASITAS, in the County of Klamath, State of 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

SEE ATTACHED EXHIBIT "A"

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 \$22,500.00. 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 12th day of August, 1981, 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)

Thomas P. Vallee
Patricia J. Vallee

STATE OF OREGON

County of Klamath } ss.
August 12, 1981

Personally appeared the above named Thomas P. Vallee and Patricia J. Vallee

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

Before me: Susan C. Latte
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____, ss.
_____, 19____

Personally appeared _____, 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:
Thomas Allan Ferguson
3114 Brooklyn
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Thomas Allan Ferguson
3114 Brooklyn
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

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EXHIBIT "A"

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Casitas.
4. Reservations and restrictions, including the terms and provisions thereof, contained in Deed dated August 3, 1951, recorded August 7, 1951 in Volume 249 on page 31.
5. Mortgage, including the terms and provisions thereof, recorded February 23, 1979 in Book: M-79 Page: 4062 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 18th day of August A. D. 1981 at 3:33 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 14743

By Berntha H. Hetsch EVELYN BIEHN, County Clerk

Fee \$7.00