

7610

WARRANTY DEED

Vol. MS# page 21708

KNOW ALL MEN BY THSE PRESENTS, That FIRST SERVICE CORPORATION OF SOUTHERN OREGON, an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. TUCKER and DARLENE J. TUCKER, 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:

Lot 1, Block 10, Tract No. 1064, FIRST ADDITION TO GATEWOOD.  
SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood: Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Sept. 3, 1976, in Book M-76 at page 13888: Easements and rights of way of record and those apparent on the land, if any.

(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 above stated,

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 \$ 47,500.00

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 20th day of December, 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)

FIRST SERVICE CORPORATION OF SOUTHERN OREGON,  
By James D. Bocchi President  
By Mary Botwell Secretary

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
December 21, 19 81

Personally appeared the above named \_\_\_\_\_

Personally appeared \_\_\_\_\_ James D. Bocchi \_\_\_\_\_ and Mary Botwell, \_\_\_\_\_ 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 FIRST SERVICE CORPORATION OF SOUTHERN OREGON, \_\_\_\_\_ 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.

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 5-11-84

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instrument was received for record on the 21 day of December, 1981, at 3:01 o'clock P. M., and recorded in book reel volume No. M 81 on page 21708 or as document / fee / file / instrument / microfilm No. 7610 Record of Deeds of said county.

Witness my hand and seal of County affixed.  
Evelyn Biehn County Clerk  
By Joan McGuire Deputy  
Fee \$4.00