

10991

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

K. 35174

Vol. M82 Page 4799

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. GARRARD AND RITA H. GARRARD hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD M. PETERSON AND MARY L. PETERSON, Husband & 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 9 in Block 6 of Third Addition to Valley View, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way of record and those apparent upon the land: Rules, regulations and assessments of South Suburban Sanitary District, And Enterprize Irrigation District AND MORTGAGE, including the terms and provisions thereof executed by William R. Garrard, et ux to State of Oregon, Director of Veterans Affairs, dated August 31, 1976 recorded August 31, 1976 in Vol M76 page 17511, records of Klamath County, Oregon, WHICH SAID Mortgage, Grantees herein agree to assume and pay according to its terms.

(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.

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 \$ 55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 April, 19 82, 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~~ CALIFORNIA
County of San Francisco ss.
April 15, 19 82

Personally appeared the above named
William R. Garrard and
Rita H. Garrard

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

(OFFICIAL SEAL)

Before me

Notary Public for ~~OREGON~~ CALIFORNIAMy commission expires: 8/6/1982

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

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

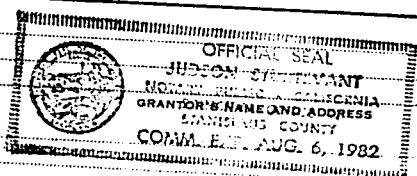
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)



GRANTEE'S NAME AND ADDRESS
After recording return to:

Buyers
3212 Sunshen Pl. K. Falls
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19 day of April, 19 82, at 1:59 o'clock P.M., and recorded in book/reel/volume No. M 82 on page 4799 or as document/fee/life/instrument/microfilm No. 10991, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Evelyn Biehn Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE