

WARRANTY DEED

11936/MTL 11241-K

KNOW ALL MEN BY THESE PRESENTS, That Ernest D. Firsick and Gloria I. Firsick, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Evelyn Nunes and Frank Stonier, not as tenants in common, 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 5, Block 65, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 20,000.00

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 \circ , if not applicable, should be deleted. See ORS 92.030.) 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 29th day of April, 1982, 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.
April 29, 1982

Personally appeared the above named Ernest D. Firsick and Gloria I. Firsick

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

OFFICIAL SEAL

Notary Public for Oregon
My commission expires: 6/19/83

Ernest D. Firsick and Gloria I. Firsick
P.O. Box 304
Sprague River, OR 97739
GRANTOR'S NAME AND ADDRESS
Evelyn Nunes and Frank Stonier
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
Deputy

By _____

6450

- continued from the reverse side of this deed -

6250

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"Subject to sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 22, 1968, in Volume M68, page 6636, Microfilm Records of Klamath County, Oregon.

XEF
S.L.F.

STATE OF OREGON; COUNTY OF KLAMATH; ss,

Filed for record

this 20 day of May A.D. 1982 at 11:46 o'clock A. M. and
duly recorded in Vol. M 82, of Deeds on Page 6249.

Fee \$8.00

EV LYN BERN, Clerk

By Joyce M. [Signature]

