

16506

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
DAVID B. LAURANCE and DEBRA E. LAURANCE, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JENTRY LEE NIX, JR. and VICTORIA GAIL NIX, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12, Block 3 of Tract No. 1007 Winchester, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

SUBJECT TO:

1. Taxes for 1982-83 which are now a lien but not yet payable.
2. Reservations, restrictions, rights-of-way of record and those  
apparent on the land.
3. Subject to that certain Deed of Trust in favor of Securities-  
Intermountain, Inc., as Beneficiary, dated May 3, 1971, recorded  
May 13, 1971 in Volume M-71 at page 4338 and re-recorded May 26, 1971,  
in Volume M-71 at page 4915, which the Grantee herein assumes and  
agrees to pay according to its terms and conditions.

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

4. Subject to that certain Mortgage in favor of First National Bank of  
Oregon, as Mortgagee, dated December 8, 1978, recorded December 15,  
1978 in Volume M-78 at page 28111, which the Grantee herein 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 \$37,800.00.  
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 ①, it 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 19th day of October, 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.  
October 19, 1982

Personally appeared the above named

DAVID B. LAURANCE &  
DEBRA E. LAURANCE

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 8/27/83

DAVID B. LAURANCE

DEBRA E. LAURANCE

STATE OF OREGON, County of } ss.  
October 19, 1982

Personally appeared

and  
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 be-  
half 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
562 Skylark  
Ontario, Ca 91761

NAME, ADDRESS, ZIP

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

Grantee  
4210 Northwood Dr  
K. Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
20 day of Oct, 1982,  
at 11:55 o'clock A.M., and recorded  
in book/reel/volume No. M82  
page 13954 or as document/fee/file/  
instrument/microfilm No. 16506  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

By Joy McIlwain Deputy  
Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE