

1-1-74

18113

WARRANTY DEED

PAUL E. WILCOX and ALMA WILCOX

17301

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD M. CLARK & ARLINE CLARK, 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 29 RIVERS BEND, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.

SUBJECT TO: Rights of the public and of government bodies in that portion of the above described property lying below the high water mark of Williamson River and ownership of the State of Oregon in the portion lying below the high water mark thereof.

SUBJECT TO: Covenants, easements and restrictions imposed by instrument, including the terms, recorded December 14, 1967, in Klamath County Microfilm Records in Book M-67, Page 9731.

(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

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 \$ 3,750.00

~~Whereas the actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,750.00~~
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 30th day of April, 1977; 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.
May 8, 1977.

Personally appeared the above named
PAUL E. WILCOX and ALMA WILCOX, husband and wife,

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

(OFFICIAL
SEAL)

Before me,

Notary Public for Oregon

My commission expires: 4/20/81

Mr. and Mrs. Paul E. Wilcox

GRANTOR'S NAME AND ADDRESS

Mr. Richard M. Clark
6244 Climax Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Clark
3949 South Sixth
Klamath Falls, OR 97601

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 _____, ss.
_____, 19____.

Personally appeared _____ and
_____, 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 _____

_____, 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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
ment was received for record on the
8 day of Dec., 1982,
at 10:39 o'clock AM., and recorded
in book MS2 on page 17301 or as
file/reel number 18113.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Evelyn Biehn County Clerk
Recording Officer
By Deputy Deputy
Fee \$4.00

202 DEC 9 AM 10 33