

1-1-74

27376

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOSEPH W. MERCER and BERYL L. MERCER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE L. DRAKE and INA MAE DRAKE, 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 62, LEWIS TRACTS.

SUBJECT TO: (1) 1983-84 real property taxes which are now a lien but not yet due and payable. (2) Regulations, including levies, liens and utility assessments, of the City of Klamath Falls. (3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. (4) Regulations, including levies, liens, assessments, rights of way and easements, of South Suburban Sanitary District. (5) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 10, 1947, in Book 206, Page 167, deed records of Klamath County, Oregon.

(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 stated 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 \$ 26,000.00. However, the actual consideration consists of ~~the whole of the consideration (indicate which) (The actual consideration is the property or value given or promised which is part of the consideration.)~~ (The actual consideration is the property or value given or promised which is part of the consideration.)

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 23rd day of August, 1983, 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)

Joseph W. Mercer
Beryl L. Mercer

STATE OF OREGON,)
County of KLAMATH) ss.
Aug 23, 19 83.

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:

Personally appeared the above named JOSEPH W. MERCER and BERYL L. MERCER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-13-86

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. SMITH
Attorney at Law
640 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

JIMMIE L. and INA MAE DRAKE
4637 Shasta Way
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of August, 19 83 at 4:03 o'clock P. M., and recorded in book/reel/volume No. MS3 on page 14289 or as document/fee/file/instrument/microfilm No. 27376. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By _____ Deputy

Fee \$4.00