

28811

WARRANTY DEED

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

Vol. M83 Page 16669

KNOW ALL MEN BY THESE PRESENTS, That Sue Crenshaw

Sue Lucky who took title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vester L. Sexton and Phyllis D. Sexton, 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 4, Block 3, Casa Manana, and the Easterly 32 feet of the following described parcel: Beginning at the Southwest corner of Tract 25 of Vicory Acres, according to the official plat thereof on file in the office of the Coutny Clerk, Klamath County, Oregon; thence East along the South line of said Lot 25 to the West line of Block 3 of Casa Manana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Block 3 to the South line of Block 1 of Casa Manana; thence West along the South line of Block 1 of Casa Manana and the South line of Block 1 extended to a point on the West line of Lot 25 Vicory Acres; thence South along the West line of Vicory Acres to the point of beginning.

This is a correction deed of original deed between parties recorded August 18, 1977, in Deed records M-77 page 15117..

(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

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 \$ None. 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, 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 19 day of September, 19 83; 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)

Sue Lucky  
Sue Lucky

Alaska  
STATE OF OREGON,  
County of 3rd Judicial Dist. } ss.  
September 19, 19 83

Personally appeared the above named

Sue Lucky

and acknowledged the foregoing instrument to be his or her voluntary act and deed.

Before me, Notary Public for Oregon, Alaska  
My commission expires: 10-15-85

Sue Lucky

GRANTOR'S NAME AND ADDRESS

Vester L. Sexton et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. C. Beller  
5707 Bryant  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

J. C. Beller  
5707 Bryant  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.  
Personally appeared

Personally appeared

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of September, 19 83, at 3:11 o'clock P.M., and recorded in book/reel/volume No. M. 83 on page 16669 or as document/fee/file/instrument/microfilm No. 28811. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee: \$4.00 By Pam Smith Deputy

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