

32470

WARRANTY DEED

Vol. 1880 Page 650

KNOW ALL MEN BY THESE PRESENTS, That

Alan W. Wuerth and Lark E. Wuerth
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Tedd A. Marceau and Carol Marceau, 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 ap-
pertaining, situated in the County of Klamath
and State of Oregon, described as follows, to-wit:

Lot 16 in Block 11, Tract No. 1064, First Addition to Gatewood,
according to the official plat thereof, records of Klamath
County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

(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 \$ 55,900.00
~~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 ®, 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 13 day of January, 19 84
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~~ ALASKA

County of North Star Bear ss.
December 28, 19 83.

Personally appeared the above named
Alan W. Wuerth and Lark E.
Wuerth

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

Before me:

(OFFICIAL
SEAL)

Linda B. Kerner
Notary Public for ~~OREGON~~ ALASKA

My commission expires: 11-7-87

STATE OF OREGON, County of

, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

5423 Sherwood
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of North Star ss.

I certify that the within instru-
ment was received for record on the
13th day of January, 19 84
at 10:00 o'clock A.M., and recorded
in book reel volume No. 127 on
page 150 or as document fee file
instrument microfilm No. 32470
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Thom Deputy

Fee: 1.00