

1-1-74

46347

## WARRANTY DEED

Vol. 1185 Page 2954

KNOW ALL MEN BY THESE PRESENTS, That Edgar H. Roberts and F. Dolores Roberts, H & W

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne A. Wilcox and Richard M. Clark, as Tenants in Common, 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: Lots 29, 30, & 31 Block 2 Roberts Rivers Acres, 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 <sup>Except those</sup> of Record or apparent to the land, also those covenants recorded May 22, 1972 Book M-72 page 5442, Klamath County Records.

**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 **\$2550.00**

part of the \_\_\_\_\_ (and hence why not)® (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 25th day of May, 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 25 1977

Personally appeared the above named Edgar N. Roberts and E. Dolores Roberts

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

Bellevue, WA  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: FEB 14 1981

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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 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:**

**Notary Public for Oregon**  
**My commission expires:**

(OFFICIAL  
SEAL)

Edgar N. Roberts & F. Dolores Roberts  
P.O. Box 696  
Oakridge, Oregon 97463

Wayne A. Wilcox & Richard M. Clark  
3949 So. 6th St.  
Klamath Falls, Oregon 97601

**After recording return to:**

~~Wayne A. Wilcox~~ *RICHARD M. CLARK*  
3949 So. Sixth Street  
Klamath Falls, Oregon 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, } ss.  
County of Klamath.....

I certify that the within instrument was received for record on the 27th day of February, 19 85, at 2:05 o'clock P.M., and recorded in book M85 on page 2954 or as file/reel number 46347.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
By Pam Smith Recording Officer  
Deputy

Fee: \$5.00

SPACE RESERVED  
FOR  
RECORDER'S USE

S. D. D. Cash