

OA

48640

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That First Service Corporation of Southern Oregon, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Billy Rushing and Patricia N. Rushing, 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 17, Block 8, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of 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 covenants, conditions, restrictions, easements, limitations and rights of way of record affecting the herein described property.

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 \$57,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10th day of May, 1985; 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.

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

FIRST SERVICE CORPORATION OF SOUTHERN OREGON

By: James D. Boechi President  
By: Mary Bothwell Secretary

STATE OF OREGON, } ss.  
County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath \_\_\_\_\_ ss.  
May 10, \_\_\_\_\_, 1985

Personally appeared \_\_\_\_\_ James D. Boechi \_\_\_\_\_ and  
Mary Bothwell \_\_\_\_\_ 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 First Service

Corporation of Southern Oregon \_\_\_\_\_ (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 the  
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:  
Ruth Owens  
Notary Public for Oregon  
My commission expires: 5-14-88

(OFFICIAL  
SEAL)  
(If executed by a corporation,  
affix corporate seal)

Mr. and Mrs. Billy Rushing  
3878 Rio Vista  
Klamath Falls, Oregon 97603  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Service Corporation of Southern  
Oregon  
P. O. Box 5270, KFO 97601  
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath \_\_\_\_\_

I certify that the within instrument was received for record on the 10th day of May, 1985, at 2:52 o'clock P. M., and recorded in book/reel/volume No. M85 on page 6982 or as fee/file/instrument/microfilm/reception No. 48640.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By: Pam Smith Deputy

Fee: \$5.00

1985 MAY 10 PM 2 52

CK 500