

1-1-74

51968

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Edgar N. 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 9 & 10 Block 33 Roberts River 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 Except those of Record or apparent to the land, also those covenants recorded May 22, 1972 Book M-72 page 5442, Klamath County Records.

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 \$ 1700.00. ~~Whereof the amount of \$1700.00 was paid by Wayne A. Wilcox and Richard M. Clark, as Tenants in Common, to the grantor, Edgar N. Roberts and F. Dolores Roberts, H & W, on May 25, 1977.~~ (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)

Edgar N. Roberts
F. Dolores Roberts

STATE OF OREGON,
County of Klamath } ss.
May 25, 1977

STATE OF OREGON, County of _____) ss.
_____, 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

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

Before me: *Notary Public for Oregon*
My commission expires: Feb 14, 1981

Edgar N. Roberts & F. Dolores Roberts
P.O. Box 696
Oakridge, Oregon 97463
GRANTOR'S NAME AND ADDRESS

Wayne A. Wilcox & Richard M. Clark
3949 So. 6th St.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Wayne A. Wilcox
Richard M. Clark
P.O. Box 4409
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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of August, 1985, at 1:43 o'clock P.M., and recorded in book M85 on page 12644 or as file/reel number 51968

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

Evelyn Biehn, County Clerk
Recording Officer
By *T. Smith* Deputy

Fee: \$5.00

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