

51971

WARRANTY DEED

Vol. M85 Page 12647

KNOW ALL MEN BY THESE PRESENTS, That Edgar N. Roberts & 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:

All that portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 24 South, Range 9 East of the Willamette Meridian, lying Southeasterly of U. S. Highway # 97

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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, 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 \$1000.00

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.
Personally appeared _____, 19____

Personally appeared the above named Edgar N. Roberts and F. Dolores Roberts and acknowledged the foregoing instrument to be their voluntary act and deed.

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 _____

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

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.

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

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
Wayne A. Wilcox and Richard M. Clark
8949 So. 6th St.
Klamath Falls, Oregon 97601

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 12647 or as file/reel number 51971.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

GRANTEE'S NAME AND ADDRESS
After recording return to:
RICHARD M. CLARK
PO Box 87409
SPRINGFIELD, MA 01109
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

Evelyn Biehn, County Clerk
By Pam Smith Recording Officer Deputy

Fee: \$5.00

OK 5.00