

1-1-74

53963

WARRANTY DEED

Vol. M83 Page 15985



KNOW ALL MEN BY THESE PRESENTS, That Joe Guerrero and Marie I. Guerrero,  
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Woodie D. Richardson, Jr. and Barbara A. Richardson, 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:

Beginning at the Northwestern corner of Lot 10 in Block 100 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Westerly line of said Lot 10, Block 100, on a curve having a radius of 330.27 feet, for a distance of 40.84 feet; thence at right angles to said curve 125 feet to the Easterly side of said Lot 10; thence Northeasterly along the Easterly side of Lot 10 on a curve having the radius of 205.27 feet, a distance of 25.18 feet to the Northeasterly corner of said Lot 10; thence Northwesterly along the Northerly line of said Lot 10, 125 feet to the Northwest corner of said Lot and the place of beginning, being the North 1/2 of Lot 10.

(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 SUBJECT TO contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land 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 \$

⓪ 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) ⓪ (The sentence between the symbols ⓪, 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 12 day of June, 1978; 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)

Joe Guerrero  
Marie I. Guerrero  
Joe Guerrero  
Marie I. Guerrero

STATE OF OREGON, }  
County of Klamath } ss.  
June 12, 1978

Personally appeared the above named

Joe Guerrero and Marie I. Guerrero

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

Before me,  
Anna Stelle  
OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: July 13, 1981

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:

Joe and Marie Guerrero

GRANTOR'S NAME AND ADDRESS

Woodie D. Richardson & Barbara A. Richardson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Woodie B. & Barbara A. Richardson  
34711 Date Street  
Yucaipa, CA 92399

NAME, ADDRESS, ZIP

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

Woodie D. and Barbara A. Richardson  
34711 Date Street  
Yucaipa, CA 92399

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

15386

Subject to that certain contract between Dean Collins as seller and Raymond G. DeBellis as buyer recorded July 19, 1976, in Volume M76, page 10901, Klamath County, and further that real estate contract between Raymond G. DeBellis as seller and Joe Guerrero and Marie I. Guerrero, husband and wife, as buyers, dated July 13, 1976, recorded July 19, 1976, in Volume M76, page 10901.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 2nd day of October A.D., 1985 at 2:05 o'clock P. M., and duly recorded in Vol. M85 of Deeds on Page 15985.

FEE \$9.00

Evelyn Biehn  
By

County Clerk

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.

Recording Officer  
Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.