

73781

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES E. SHEARER and VIRGINIA R. SHEARER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREG L. HUCK and ROXANNE L. HUCK, 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:

The Westerly 201 feet of Lot 1 and the Westerly 201 feet of the Northerly 16.2 feet of Lot 2, all in Block 4 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 5 feet thereof conveyed to Klamath County for road purposes by Deed Volume 362, page 563, recorded July 1, 1965.

SUBJECT TO; Assessments, if any, due to the City of Klamath Falls for water use; the premises herein are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District; Reservations and restrictions in Deed from Nassau Co. to A. L. Wishard, recorded in Vol. 76, Page 474, Deed Records of Klamath County, Oregon, to-wit: "rights of way, if any, heretofore conveyed to the United States for canals, ditches or laterals for irrigation or drainage and maintenance charges or liens for water or drainage of Klamath Irrigation District; (Affects Lots 1 & 2)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO BE CONTINUED...

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 as stated above..

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 \$ 35,000.00 .
 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). (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 30th day of April, 1982 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)

Charles E. Shearer
 Charles E. Shearer
 Virginia Shearer
 Virginia R. Shearer

STATE OF OREGON,
 County of Klamath } ss.
 April 30, 1982

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 be-
 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:

(OFFICIAL
 SEAL)

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert S. Hamilton

292 Main Street

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

G.L. Huck

4205 Bisbee St.

Klamath Falls, Or 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
 ment 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.

Recording Officer

Deputy

By _____

SPACE RESERVED
 FOR
 RECORDER'S USE