

1967/50

76309

KNOW ALL MEN BY THESE PRESENTS, That CHARLES K. GATES and CAROL A. GATES, husband and wife,, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD S. SHUCK and BETTY J. SHUCK, 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:

Lots 1 and 2, Block 110, BUENA VISTA ADDITION to the City of Klamath Falls, EXCEPTING THEREFROM that portion of Lot 2, conveyed to the State Highway Commission by deed recorded August 4, 1958, in Deed Volume 301, page 51, Deed Records of Klamath County, Oregon.

SUBJECT TO: Limited access in deed to the State of Oregon by and through its State Highway Commission recorded August 4, 1958 in Volume 301, page 51, Deed Records of Klamath County, Oregon; all future real property taxes, reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 as above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 12,000.00.
~~However, the actual consideration consists of / or includes other property / or value given by / or promised / which is~~
~~part of the / or paid for by / (add date of / which) /~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 1st day of June, 1973.

STATE OF OREGON, County of Klamath) ss. June 1, 1973
 Personally appeared the above named CHARLES K. GATES and CAROL A. GATES,
husband and wife,

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 7/11/76

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Charles K. Gates et ux

TO

Richard S. Shuck et ux

AFTER RECORDING RETURN TO

Dick Shuck
4243 Summers Ln
MFC

(DON'T USE THIS
 SPACE: RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of June, 1987, at 9:55 o'clock A. M., and recorded in book M87 on page 11390 or as filing fee number 76309, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk Title

By Sam Smith Deputy

Fee: \$10.00

JUN 20 1973