

1-1-74

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WARRANTY DEED

M8 Page 15490

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN J. PETRIC and ANN S. PETRIC, husband and wife, and ANN M. PETRIC, a single woman,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD S. SHUCK and BITTY 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:

All of Tract 35 of PLEASANT HOME TRACTS #2, Excepting therefrom the westerly 112 feet thereof, according to the official plat thereof on file in the records of Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land, rules and regulations of South Suburban Sanitary district.

(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 hereinabove set forth

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 \$ 20,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of June, 1974; 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)

Signatures of Stephen J. Petric, Ann S. Petric, and Ann M. Petric

STATE OF OREGON, County of Klamath June 1st, 1974

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

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

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:

Notary Public for Oregon Robert D. Jones My commission expires 12/26, 1977

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and After recording return to: KFFSL 540 Main St. KFO 97601

STATE OF OREGON, County of ss. 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. Recording Officer Deputy

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AFFIDAVIT OF FACTS

15491

THE UNDERSIGNED, ANN M. PETRIC, hereby states and affirms that the following facts are true and correct;

THAT P.A.K. LAND COMPANY, a partnership, is a dissolved partnership;

THAT AT THE TIME of its existence, said partnership consisted solely of Stephen J. Petric, Ralph L. Koerner and Donald D. Alt;

THAT THE ABOVE-NAMED individuals have all subsequently conveyed their interest, through deeds, in the property legally described as follows: (See Deed references set out below)

All of Tract 35, PLEASANT HOME TRACTS #2, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Westerly 112 feet thereof;

THAT SAID CONVEYANCES were to terminate any interest in subject property of P.A.K. Land Company, a Partnership.

THE CONVEYANCES of the partners named hereinabove were recorded on the dates and in the Books as pages as follows:

- 1) On June 2, 1967, in Book M67, page 4106, Deed Records, Klamath County, Oregon.
- 2) On August 10, 1967, in Book M67, page 6211, Deed Records, Klamath County, Oregon.
- 3) On August ____, 1987, in Book M87, page _____ Deed Records, Klamath County, Oregon.

All of the foregoing facts are true and correct and I hereby request that Aspen Title & Escrow, Inc., issue title insurance as required in their Title Order No. 31362, and eliminate the interest of P.A.K. Land Company, a Partnership. I understand in doing so, Aspen Title & Escrow, Inc. will rely on the statements contained in this Affidavit, and I hereby agree to defend same.

Ann M. Petric
Ann M. Petric

STATE OF OREGON)
County of Klamath) ss.

On this 21st day of August, 1987, personally appeared Ann M. Petric who acknowledged the foregoing to be her voluntary act and deed.

Donald A. Peterson
Notary Public for Oregon
My Commission Expires: 4/24/89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 27th day of August A.D. 19 87 at 11:13 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 15490.

FEE \$14.00

Evelyn Biehn, County Clerk
By *Ann M. Petric*