

1-174

75681

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WALLACE W. WATKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

HAROLD RUBIN

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:

Lot 8, Block 8, of ARROWHEAD VILLAGE Subdivision,
in Sections 2 and 3, Township 36 South, Range 6
East, Willamette Meridian.

(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 public road or highway easement, public utility easements and waste disposal requirements recorded Oct. 3, 1962; Declaration of Restrictions recorded Oct. 26, 1967, in Vol. M67 Page 8359, and Amended Declaration of Restrictions recorded in Vol. M70 Page 7024 on August 13, 1970, 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 \$2,950.00

~~THE GRANTEE HEREBY RELEASES THE GRANTOR FROM ALL LIABILITY FOR ANY ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, TAXES, EASEMENTS, AND OTHER INTERESTS, WHICH MAY BE CLAIMED AGAINST THE PREMISES BY ANY PERSON OR ENTITY, INCLUDING BUT NOT LIMITED TO, THE STATE OF OREGON, ANY COUNTY, CITY, TOWN, OR VILLAGE, ANY FEDERAL AGENCY, OR ANY OTHER GOVERNMENTAL ENTITY, AND ANY PERSON OR ENTITY WHO MAY HAVE A CLAIM AGAINST THE GRANTOR OR THE GRANTOR'S ESTATE, INCLUDING BUT NOT LIMITED TO, CREDITORS, HEIRS, AND OTHER PERSONS WHO MAY HAVE A CLAIM AGAINST THE GRANTOR OR THE GRANTOR'S ESTATE.~~

(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 27 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)

Wallace W. Watkins

STATE OF OREGON,

County JACKSON } ss.

June 27, 1974

Personally appeared the above named

Wallace W. Watkins

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

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

MY COMMISSION EXPIRES SEPT. 11, 1975

WALLACE W. WATKINS

GRANTOR'S NAME AND ADDRESS

HAROLD RUBIN

GRANTEE'S NAME AND ADDRESS

Harold Rubin
2466 Southview Dr
Alamo, Ca. 94507

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

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:

(SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of Feb, 1974,

at 10:05 o'clock A.M., and recorded in book M94 on page 4212 or as file/real number 75681.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Deanne M. Mullenbach, Deputy

Fee \$30.00