

14717

WARRANTY DEED

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12929

KNOW ALL MEN BY THESE PRESENTS, That EDITH K. THOMAS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON L. WARD and LAVILA WARD, hereinafter called the grantees, 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 North Half of Lot 7 in Block 1 of Home Acres, a subdivision of Enterprise Tract 25, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to Contracts and/or liens for irrigation and/or drainage; reservations and restrictions of record; and easements and rights-of-way of record and those apparent on the land.

Subject to rules, regulations and assessments of South Suburban Sanitary District.

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

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 \$15,000.00. 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 5th day of August, 1977, 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)

STATE OF OREGON,
County of Klamath,
August 1977

Personally appeared the above named
EDITH K. THOMAS

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

(OFFICIAL SEAL)

Before me, Notary Public for Oregon, My commission expires 7/11/79.

EDITH K. THOMAS

GRANTOR'S NAME AND ADDRESS
VERNON L. WARD and LAVILA WARD

GRANTEE'S NAME AND ADDRESS
Vernon L Ward
2720 Redwood Drive
Grand Junction, Co, 81523
NAME, ADDRESS, ZIP
VERNON L. WARD and LAVILA WARD
1840 Arthur Street
Klamath Falls, OR 97601.
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 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

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, Notary Public for Oregon, My commission expires

(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 10th day of May, 1990, at 4:01 o'clock P.M., and recorded in book M90 on page 8966 or as file/reel number 14717, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
Recording Officer
By Duane Muller, Deputy

FAA \$28.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. of April A.D. 1994 at 1:21 o'clock P.M., and duly recorded in Vol. M94 on Page 12928

FEE \$10.00

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By Annette Mueller, County Clerk

POST ORDER NUMBERS AND DATES AS SEPARATE ENTRIES - PRICING LISTING OF CHARGES