

1-1-74

792

WARRANTY DEED

6110

KNOW ALL MEN BY THESE PRESENTS, That.....

RICHARD S. SHUCK

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

JOANNE C. DE VALL

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 Easterly 24 feet of Lot 36 and the Westerly 20 feet of Lot 35, together with that portion of vacated alley which inured thereto, ROSELAWN SUBDIVISION, being a portion of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements 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 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 \$ 12,500.00.

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 30 day of December, 19 75 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.

Richard S. Shuck

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 30, 19 75

Personally appeared the above named
Richard S. Shuck

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

Before me, *Richard S. Shuck*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8/11/78

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Richard S. Shuck
3928 Grenada Way
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joanne C. DeVall
808 Roseway
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joanne Devall Taylor
P.O. Box 546
Dorris, CA 96023-0546

Until a check

808 Roseway Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
30th day of May, 19 95,
at 3:26 o'clock P. M., and recorded
in book M95 on page 14250 or as
file/reel number 792,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, County Clerk
By *Implette* Recording Officer
Deputy

Fee \$30.00