

Ream - Trans
A-19289

28959 Warranty Deed

VOL 169 PAGE 457

This Indenture Witnesseth, That RALPH C. HUNTER and GENEVA

HUNTER, husband and wife,

herein called grantors., in consideration of / SEVENTEEN THOUSAND THREE HUNDRED AND NO/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

RODNEY B. COMER, a single man,

herein called grantee, his heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lot 6, Block 1, FIRST ADDITION TO MOYINA, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: (1) 1968-69 real property taxes.

(2) Rules, regulations and assessments of South Suburban Sanitary District.

(3) Reservations and restrictions contained in the dedication of First Addition to Moyina.

(4) Agreement for lot restrictions to First Addition to Moyina executed by Swan Lake Moulding Co., C. E. McClellan, et al, dated May 3, 1960, recorded May 6, 1960, in Volume 321 of Deeds, Page 49, records of Klamath County, Oregon.

(5) Trust Deed, including the terms and provisions thereof, given by Ralph C. Hunter and Geneva Hunter, husband and wife, as grantors to William Ganong as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated November 30, 1962, recorded December 3, 1962, in Mortgage Volume 214, Page 307, records of Klamath County, Oregon, to secure the payment of \$17,000.00, which trust deed grantee assumes and agrees to pay according to the terms thereof.

(6) Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by First Addition to Moyina Improvement District.

(7) Any unpaid charges or assessments of First Addition to Moyina Improvement District.

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, his heirs and assigns forever. Said grantors do covenant to and with said grantee, his heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$17,300.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

5 day of November, 1968.

Ralph C. Hunter
Geneva Hunter

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

STATE OF OREGON }
County of KLAMATH } ss. November 5 1968

Personally appeared the above-named RALPH C. HUNTER and GENEVA HUNTER, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Calvin P. Lyster
NOTARY PUBLIC FOR OREGON
My commission expires December 10, 1969

STATE OF OREGON }
County of KLAMATH } ss. _____, 19____

Personally appeared _____ who, being first duly sworn did say that he _____ the _____ of _____

and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From:

To:

Recording Data:

STATE OF OREGON
County of Klamath
Filed for record to request of _____

KLAMATH COUNTY TITLE CO.

on this 17th day of January A.D. 1969

at 5:00 o'clock P.M. and day

recorded in Vol. M-69 - of Deeds

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Wm D. MILNE, County Clerk

Calvin P. Lyster

Fee \$3.00

Return to:

Bruce Owens Realty
520 Klamath Avenue
Klamath Falls, Oregon 97601