

87647

WARRANTY DEED

28-6795 4482
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KNOW ALL MEN BY THESE PRESENTS, That Rod E. Travis and Rose Travis, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Don C. and Dorothy M. Tarrant, hereinafter called the grantee, do 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 4 in Block 2 of Tract No. 1035 of GATEWOOD,
Klamath County, Oregon

SUBJECT TO: Right of way, including the terms and provisions thereof, from H.E. Ankenv, et ux., and R.E. Cantrall, et ux., to United States of America, dated June 26, 1905, recorded May 18, 1907 in Book 22 at page 479, Deed Records of Klamath County, Oregon. (No specific location of record). Reservations set forth in deed from Fred McKendree and wife, to Fred D. Fletcher and wife, dated June 25, 1940 and recorded June 26, 1940 in Book 130 at page 191 of Deed Records of Klamath County, Oregon. (Affects Block 2 and Lots 1 thru 6 Blk 3). Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines. Utility easements as delineated on the recorded plat. FURTHER SUBJECT TO: Reservations, restrictions and/or rights-of-way of record and those apparent on the land (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 stated hereinabove.

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 \$ 33,900.00. 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 10th day of April, 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)

STATE OF OREGON,
County Klamath

April 10, 1974

Personally appeared the above named Rod E. Travis & Rose Travis, as tenants by entirety, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(SEAL)

Notary Public for Oregon
My commission expires: OCTOBER 9, 1977

STATE OF OREGON, County of Klamath) ss.
April 10, 1974

Personally appeared Rod E. Travis and Rose Travis, 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:

Rod E. and Rose Travis

GRANTOR'S NAME AND ADDRESS

Don C. & Dorothy M. Tarrant

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
United States National Bank of Oregon
c/o Realty Tax Service
321 S.W. Fourth Avenue, Portland, Oregon 97204
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of APRIL, 1974, at 4:05 o'clock P.M., and recorded in book M. 74 on page 4482 or as file/reel number 87647, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 2.00

By [Signature] Deputy