

96278

WARRANTY DEED

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28-8254

KNOW ALL MEN BY THESE PRESENTS, That MOYINA ELDS., INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS S. WOODS and CAROLYN J. WOODS, husband and wife, 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:

Lot 7 in Block 7 of Tract No. 1003 known as THIRD ADDITION TO MOYINA, Klamath County, Oregon.

SUBJECT TO: 1. Preservations, restrictions, rights of way, easements of record and those apparent on the land; 2. Regulations, including levies, liens, assessments, rights of way, and easements of South Suburban Sanitary District; 3. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940, in Volume 128 at page 267, in favor of California Oregon Power Company for pole and lines; 4. An easement and right of way, 10 feet wide, granted to The California Oregon Power Company, a California corporation, by an instrument, including the terms and provisions thereof, dated June 1, 1956, recorded June 3, 1956, in Deed Book 284, at page 22, for transmission for electricity (Covers additional property); 5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Moyina.

(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 \$28,500.00.

⓪ 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). ⓪ (The sentence between the symbols ⓪, 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 3 day of January, 1975; 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)

Hilton R. Thomas
Mildred M. Motley

STATE OF OREGON,

County of _____

} ss.

, 1975.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath) ss.
January 3, 1975.

Personally appeared HILTON R. THOMAS and MILDRED M. MOTLEY 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 MOYINA ELDS., INC., an Oregon corp.

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.

Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

(OFFICIAL SEAL)

MOYINA ELDS., INC., an Oregon corporation

GRANTOR'S NAME AND ADDRESS

Douglas & Carolyn Woods
1340 Tamera Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Douglas S. Woods
1340 Tamera Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Department of Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97301

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of JANUARY, 1975, at 10:50 o'clock A.M., and recorded in book M 75 on page 149 or as file/reel number 96278.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

By *Hazel D. Hagel* Deputy

FEE \$ 2.00

RECEIVED JAN 6 1975