

1-1-74

96549

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID M. YOUNG and JO ANNE J. YOUNG, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARYL WAYNE MITCHELL AND BELINDA JO MITCHELL, 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 1, EXCEPT the Southerly 20 feet thereof, Block 3 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land; 2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; 3. Liens and assessments of Klamath Project and Enterprise Irrigation District; and regulations easements, contracts, water and irrigation rights in connection therewith; 4. Any unpaid charges or assessments of the Enterprise Irrigation District; 5. Rules, regulations, and assessments of South Suburban Sanitary District; 6. Reservations and restrictions contained in the dedication of Sunset Village; 7. Declaration of Conditions and Restrictions for Sunset Village recorded May 29, 1967, in Vol M-67 page 4004, Microfilm Records of Klamath County, Oregon, as modified and amended by instrument, recorded January 10, 1968, Vol M-68, page 210 Microfilm Records of Klamath County, Oregon.

(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 \$27,900.00

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 reference 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 10 day of January, 1975; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

David M. Young
Jo Anne J. Young

STATE OF OREGON,)
County of Klamath) ss.
January 10, 1975.

Personally appeared the above named DAVID M. YOUNG and JO ANNE J. YOUNG, husband and wife,

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

(OFFICIAL SEAL)

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

STATE OF OREGON, County of) ss.
January 10, 1975.

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mr. and Mrs. David M. Young

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Daryl W. Mitchell
5808 Harlan Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Daryl W. Mitchell
5808 Harlan 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 Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Jan., 1975, at 4:00 o'clock P.M., and recorded in book M-75 on page 521 or as file/reel number 96549

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Hazel Drayton Deputy

Fee \$2.00

RECEIVED JAN 13 1975