

1-1-74

487

WARRANTY DEED

4868

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. ANDERSON and MARY A. ANDERSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. DAYWITT and NANCY R. DAYWITT, 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 138 of THIRD ADDITION TO SPORTSMAN PARK, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, covenants, easements and rights of way of record, and those apparent on the land; all future real property taxes and assessments.

(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 above 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 \$ 7,500.00

However, the actual consideration consists of or includes other property or value given or proposed which is the whole or part of the consideration (indicate which) of the above described premises, to be delivered by the grantor to the grantee.

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 April, 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)

STATE OF OREGON,

County of Klamath
April 30, 1975.

STATE OF OREGON, County of

) ss.

Personally appeared

and

Personally appeared the above named WILLIAM E. ANDERSON and MARY A. ANDERSON, husband and wife,

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

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

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.

(OFFICIAL SEAL)

Before me: Notary Public for Oregon
My commission expires 1-1-76

Before me: Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

William E. & Mary A. Anderson
1629 Portland Street
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Robert J. Daywitt & Nancy R. Daywitt
989 Azalia
Grants Pass, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same

NAME, ADDRESS, ZIP

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

Robert J. & Nancy R. Daywitt
989 Azalia
Grants Pass, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of MAY, 1975, at 3:30 o'clock P. M., and recorded in book M 75 on page 4968 or as file/reel number 487
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Deputy
Recording Officer

FEE \$ 2.00

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ALSO the right of egress to and from the centerline of the right of way bounding Lot 33, Section 1 Meridian: thence distance of 178.4 feet; thence North which bears South 2 East parallel with 552.87 feet, more or less; thence will be boundary of land being conveyed, a distance of 20.0 feet.