

A-25945

2135

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That AUBREY W. WILSON and BETTY J. WILSON, an estate in fee simple as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD D. DeWITT and PATRICIA A. DeWITT, 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 3 in Block 2 of Tract 1044 known as WEMBLY PARK, Klamath County, Oregon.

SUBJECT TO: Mortgage, including the terms and provisions thereof, given by Aubrey W. Wilson and Betty J. Wilson to the State of Oregon dated July 29, 1974, recorded July 31, 1974, in Mortgage Volume M-74, page 9354, Microfilm records of Klamath County, Oregon, to secure the payment of \$26,500, which mortgage Grantors herein AGREE AND ASSUME TO PAY.

ALSO SUBJECT TO: Reservations, restrictions, easements and/or rights of way of record and those apparent on the land.

RECEIVED JUN 25 1975

(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,

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,900.00

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 24 day of June, 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)

STATE OF OREGON,
County of KLAMATH
June 24, 1975

Personally appeared the above named
Aubrey W. and Betty J.
Wilson

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 8-5-75

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

Personally appeared _____ and

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. adn Mrs. Edward DeWitt
5314 Mazama
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

Dept of Vet Affair
Salem, Or 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
25th day of JUNE, 1975,
at 12:45 o'clock PM., and recorded
in book M 75 on page 7213 or as
file/reel number 2135
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE

By _____ Recording Officer
Deputy

FEE \$ 2.00