

2370

WARRANTY DEED

7503

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. CHANEY and WILDA L. CHANEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. HALL and PEGGY HALL, 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 8 in Block 2 of TRACT # 1044, WEMBLY PARK, Klamath County, Oregon.

SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; regulations, rules, assessments, easements and rights of way of record of South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

RECEIVED JUL 2 1975
16. Room

(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 \$ 4,500.00
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 1 day of July, 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.

James E. Chaney
Wilda L. Chaney

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 1, 1975.

STATE OF OREGON, County of) ss.
1975.

Personally appeared the above named JAMES E. CHANEY and WILDA L. CHANEY, husband and wife,

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 _____

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

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: *Donald T. Brown*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 11-12-78

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

James E. & Wilda L. Chaney

STATE OF OREGON,)
County of KLAMATH) ss.

GRANTOR'S NAME AND ADDRESS
Robert E. & Peggy Hall

I certify that the within instrument was received for record on the 2nd day of JULY, 1975, at 10:50 o'clock A.M., and recorded in book M. 75 on page 7503 or as file/reel number 2370. Record of Deeds of said county.

After recording return to:
First Federal
2943 So 6th
City
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Until a change is requested all tax statements shall be sent to the following address:
First Federal
2943 So 6th
City
NAME, ADDRESS, ZIP

FEE \$ 2.00

WM. D. MILNE
Recording Officer
By *Hazel Hazel* Deputy