

3917

38-7373

WARRANTY DEED

9622

KNOW ALL MEN BY THESE PRESENTS, That DUANE A. DEVINE and MABEL DEVINE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY E. CLINTON and REBECCA K. CLINTON, 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 16 of TOMATIE HOMES, according to the official plat thereof on file in the records of Klamath County, Oregon, also the vacated portion of Lot 16 of TOMATIE HOMES, more particularly described as follows: Beginning at a point on the South line of Barry Avenue which lies 75.0 feet East of the Northwest corner of said lot 16; thence continuing East 10.0 feet to an iron pin; thence S. 90°21' E. a distance of 120.6 feet to an iron pin; thence West a distance of 10.0 feet to a point; thence N. 90°21' W. a distance of 120.0 feet to the point of beginning; said parcel of land being in the S 1/2 SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

(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 herein stated,

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 \$24,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols " " if not applicable, should be deleted. See ORS 2.010.)

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 15<sup>th</sup> day of August, 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 ) ss.  
August 15<sup>th</sup>, 1975

STATE OF OREGON, County of )  
19 ) ss.  
Personally appeared )

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

Before me: *Bernard D. Kruff*

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

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:

Mr. and Mrs. Duane A. Devine

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Rodney E. Clinton

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. and Mrs. Rodney E. Clinton  
4324 Barry  
Klamath Falls, Oregon

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

STATE OF OREGON, )

County of )

I certify that the within instrument was received for record on the day of , 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer  
Deputy

By

- 2. Taxes for 1975-76 are not a lien, but not yet due and payable;
- 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
- 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
- 5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of TOMATEE HOMES.
- 6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 11, 1959, Book 313, page 290, paragraphs 8 and 9 of the above restrictions were modified by instrument recorded June 17, 1959, in Deed Volume 313 at page 355, records of Klamath County, Oregon.

STATE OF OREGON, County of Klamath  
 Filed for record at \_\_\_\_\_  
 this 16th day of August 1975  
 duly recorded at \_\_\_\_\_  
 DE \$ 6.00  
 FRANKLIN J. JONES, Clerk  
 11,000  
 75 / 1  
 9-22  
*Franklin Jones*