

4147

WARRANTY DEED

38-9408
9916

KNOW ALL MEN BY THESE PRESENTS, That MALCOLM J. SHAW, JR. and MARCIA M. SHAW, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD DEAN SEEHAWER and JULIE ANN SEEHAWER, husband and wife, 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 9 in Block 5 of FOURTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.
SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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

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,

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 \$ 31,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence 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 22 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 BONNER, ss.

August 22, 1975

Personally appeared the above named MALCOLM J. SHAW, JR. and MARCIA M. SHAW, husband and wife,

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

Notary Public for Oregon
My commission expires: 11/1/77

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 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 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. Malcolm J. Shaw, Jr.
509 Euclid Avenue
Sandpoint, Idaho

GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. Richard D. Seehawer
3723 Grenada Way
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
Mr. and Mrs. Richard D. Seehawer
3723 Grenada Way
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Department of Veteran's Affairs
1225 Perry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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.

By _____ Recording Officer
Deputy

9917 --

Fourth Addition to Sunset Village;

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, in Book M-71 at page 5502.

7. Easement created by instrument, including the terms and provisions thereof, dated April 27, 1971, recorded April 30, 1971, in Book M-71 at page 3857 in favor of Pacific Power & Light Company for electric transmission over North 5 feet of Lot 9 Block 5.

8. This property lies within and is subject to the levies and assessments of the Fourth Addition to Sunset Lighting District.

STATE OF OREGON; COUNTY OF CLATSOP; ss.
Filed for record at _____ Transamerica Title Co.,

this 25th day of August

75

3:35 P.M., and

duly recorded in Vol. M75, of _____ Deeds

32-9916

County Clerk.

By Harold Dray

Fee \$6.00