

4267

## WARRANTY DEED

STEVENS-HESS LAW PUBLISHING CO. PORTLAND, OR. 97204

10872

KNOW ALL MEN BY THESE PRESENTS, That ROYD A. ALLRED and PUEY TETZ ALLRED, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND F. YATES and VIRGINIA M. YATES, 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:

The east 100 feet of Lot 19, INDEPENDENCE TRACTS, 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, liens, 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 Sularian Sanitary District;
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Independence Tracts, including a right of way for irrigation lateral along the easterly portion of subject property.

(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

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 \$ 22,000.00. 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 9.5030.)

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 27 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  
August 27, 1975

STATE OF OREGON, County of

) ss.

19

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

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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Susan Kay Way

Notary Public for Oregon

My commission expires: 6/4/1978

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Royd A. Allred

3003 Redi Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Raymond F. Yates

3036 Madison  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Raymond F. Yates

3036 Madison  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Department of Veteran's Affairs  
1225 Perry Street  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of AUGUST, 1975, at 11:10 o'clock A.M., and recorded in book M 75 on page 10072 or as file/reel number 4267

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Wayne Deputy

FEE \$ 3.00