

5929

WARRANTY DEED

Vol. 75

12485

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. LOUX and LINDA K. LOUX, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANDREW LEE EMDE and JANET LEE HULTSMAN, 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, Block 6, THIRD ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable. 2. Regulations of South Suburban Sanitary District. 3. Regulations of Enterprise Irrig. District. 4. Building set back line 25 feet from Redondo Way as shown on dedicated plat. 5. Irrigation and utility easement as shown on dedicated plat. 6. Reservations contained in plat dedication. 7. Covenants, conditions and restrictions, imposed by instrument recorded in Volume M71, page 4407. 8. Right of way created by instrument recorded in Volume M71, page 2314. 9. Mortgage in favor of the State of Oregon represented and acting by the Director of Veterans' Affairs, recorded in M73, page 2891, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above,

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 \$40,500.00. 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 93.030.) part of the

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 1st day of October, 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, } ss.
County of Klamath
October 1, 1975

Personally appeared the above named Donald L. Loux and Linda K. Loux,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-12-77

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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Donald L. Loux
36522 Cedar Hills Drive
Pleasant Hill, Oregon

GRANTOR'S NAME AND ADDRESS

Andrew Lee Emde & Janet Lee Hultsman
3940 Redondo Way
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company
407 Main Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
no change

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 9th day of OCTOBER, 1975, at 9:04 o'clock A.M., and recorded in book M. 75 on page 12489 or as file/reel number 5929.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. MILNE

Recording Officer

By K. J. Wagner Deputy

FEE \$ 3.00

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