

5984

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH D. ROWLAND and EVELYN M. ROWLAND, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. WYNN and BERNICE WYNN, 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 38 of LAMRON HOMES, EXCEPTING THEREFROM the East 5 feet thereof, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations building restrictions, rights, conditions and easements as shown on the plat in the dedication of Lamron Homes in the Declaration of Restrictive Covenants dated July 29, 1958, recorded July 28, 1958 in Deed Volume 301 at page 380 and an instrument recorded March 19, 1959 in Deed Volume 310 at page 638, Records of Klamath County, Oregon.

(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 \$ 24,900.00. ~~Howsoever the actual consideration consists of or includes other property or value given or promised which is~~ 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 10 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 10, 1975

Personally appeared the above named Joseph D. Rowland and Evelyn M. Rowland

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal  
540 Main  
City

NAME, ADDRESS, ZIP

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

First Federal  
540 Main  
City

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 10th day of OCTOBER, 1975, at 11:40 o'clock A.M., and recorded in book M 75 on page 12562 or as file/reel number 5984, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

By Hazel Dray Deputy

FEE \$ 3.00