

7017

KNOW ALL MEN BY THESE PRESENTS, That JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. SERGEANT and SALLY I. SERGEANT, 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 7, Block 4, THIRD ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Regulations of South Suburban Sanitary District. 2. Regulations of Enterprise Irrigation District. 3. Utility and irrigation easement as set forth on dedicated plat. 4. Reservations, set-back lines and easements as set forth on the plat dedication. 5. Declaration of Condition and Restrictions imposed by instrument recorded September 28, 1972, in Volume M72, page 11040.

(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 \$ 30,900.00.

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.)

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 31st 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, )  
County of Klamath ) ss.  
November 10, 1975

Personally appeared the above named Jessie W. Hurley and Beverly M. Hurley

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

Before me: J. P. Pabel  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-12-77

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

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)

Jessie W. Hurley  
GRANTOR'S NAME AND ADDRESS

Charles A. Sergeant

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mountain Title Company

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 10th day of NOVEMBER, 1975, at 10:07 o'clock A.M., and recorded in book M. 75 on page 14036 or as file/reel number 7017

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

M. D. MILNE  
By Hazel D. Deputy  
Recording Officer

FEE \$ 3.00

According to the official plat  
pursuant to ORS 407.020, the following  
husband and wife,