

7059
KNOW ALL MEN BY THESE PRESENTS, That GARY A. PUTNAM and LAURA E. PUTNAM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY G. SIMPSON and JUDITH A. SIMPSON, 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 19, Tract No. 1038 known as a resubdivision of Lots 10 through 15 of Block 1, of MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Ditch and utility easement together with ingress and egress as shown on dedicated plat. Building set back line 25 feet from street as shown on dedicated plat. Drain easement together with ingress and egress as shown on dedicated plat. Covenants, conditions and restrictions, imposed by instrument recorded April 29, 1970 in Volume M70, page 3339. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded June 26, 1973 in Volume M73, page 8067, 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 \$30,000.00. 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 6th day of November, 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
November 6, 1975

Personally appeared the above named Gary A. Putnam and Laura E. Putnam

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

Before me, Lucine Estes
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 9/24/76

STATE OF OREGON, County of Klamath, 1975 ss.

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: _____

Gary A. Putnam

GRANTOR'S NAME AND ADDRESS

Jerry G. Simpson

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.

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
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 10 day of Nov., 1975, at 4:17 o'clock PM., and recorded in book M. 75 on page 14101. or as file/reel number 7059, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

By Hazel D. Milne, Recording Officer
Deputy

3.00