

7676

WARRANTY DEED

Vol. 95 Page 14973

KNOW ALL MEN BY THESE PRESENTS, That W. ALAN BOWKER AND LENIS M. BOWKER,
HUSBAND AND WIFE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM E. LIVELY JR. AND MELANIE J. LIVELY, 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 up-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 in Block 7, Tract No. 1035, GATEWOOD, Klamath County, Oregon

SUBJECT TO:

Covenants, conditions, restrictions, reservations, rights, rights
of way and easements now of record.
1. Setback provisions as delineated on the recorded plat, 25 feet from front lot
line on all lots and 20 feet along side street lines; 2. Utility easements
as delineated on the recorded plat; 3. Restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin, as shown on the
recorded plat of Gatewood; 4. Covenants, easements and restrictions, but
omitting restrictions, if any, based on race, color, religion or national
origin, imposed by instrument, including the terms thereof, recorded May 17,
1973 in Book M-73

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) page 5995.
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

NONE

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 \$ 33,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the 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 26 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,

County of Klamath ss.

November 26, 1975

Personally appeared the above named

W. Alan Bowker and Lenis M. Bowker,
husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

STATE OF OREGON, County of Klamath 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

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 be-
half 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)

Bowker

Kimberly Anne
Klamath Falls Oregon 97601
GRANTOR'S NAME AND ADDRESS

Lively

4748 Duftwood Drive
Klamath Falls Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. William Lively, Jr.

4748 Duftwood Drive
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
1325 Perry Street
Salem Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
26th day of NOVEMBER, 1975,
at 4:31 o'clock P.M., and recorded
in book M 75 on page 14973 or as
file/reel number 7676

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE

By Hazel Gray Recording Officer
Deputy

FEE \$ 3.00