

9161

KNOW ALL MEN BY THESE PRESENTS, That LEE R. STRAUS and CARLEEN STRAUS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY R. RATH and NANCY E. RATH, 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 13 in Block 4 of TRACT NO. 1000 - SECOND 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: Regulations of Enterprise Irrigation District. Regulations of South Suburban Sanitary District. Regulations of Sunset Village Lighting District. Restrictions, set back lines, and utility easements as set forth in the Plat and Dedication of Second Addition to Sunset Village. Covenants, conditions and restrictions imposed by instrument recorded April 8, 1970 in Volume M70, page 2738, Microfilm Records of Klamath County, Oregon. Mortgage in favor of the State of Oregon, recorded August 30, 1971 in Volume M71, page 9186, which the grantees herein agree to assume and pay according to the terms contained therein.

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,

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 \$ 34,500.00. 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 13th day of January, 1976; 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)

Lee R. Straus
Carleen Straus

STATE OF OREGON,)
County of Klamath) ss.
January 13th, 1976

Personally appeared the above named Lee R. Straus and Carleen Straus

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

(OFFICIAL SEAL)

Before me: *Judy B. Pabst*
Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
January 13th, 1976

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 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:

Lee R. & Carleen Straus

GRANTOR'S NAME AND ADDRESS
Roy R. & Nancy E. Rath

GRANTEE'S NAME AND ADDRESS
After recording return to:
Roy R. & Nancy E. Rath
2650 Bisbee 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 13th day of JANUARY, 1976, at 4:02 o'clock P.M., and recorded in book M 76 on page 622 or as file/reel number 9164
Record of Deeds of said county.
Witness my hand and seal of County affixed.

W. D. HILBE
Recording Officer
By *Hazel Hays* Deputy

FEE \$ 3.00

To The
However, the whole part of the consideration 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 13th day of January, 1976; 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.

STATE OF OREGON, County of Contra July 31
Personally appeared Kenneth C. Gail Camacho

ment to be and acknowledged Before me:

(OFFICIAL SEAL)
Kenneth C. Gail Camacho
and wife, 2890 Flannery
San Pablo, Ca. 94806
GRANTOR'S NAME AND ADDRESS

Shamrock Development Co.
411 Pine Street, Klamath
Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
SHAMROCK DEVELOPMENT CO.
411 Pine St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Kenneth and Gail Camacho
2890 Flannery
San Pablo