

**9581**  
**KNOW ALL MEN BY THESE PRESENTS, That** D. MICHAEL MOHAN and DIXIE L. MOHAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY R. HARTLEY and SANDRA K. HARTLEY, 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 4 in Tract 1 of TRACT 1044, WEMELY PARK, ACCORDING to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Regulations of South Suburban Sanitary District. Regulations of Klamath Irrigation District. 25 foot building setback line. 8 foot utility easement along rear of lot. Restrictions contained in plat dedication.

(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 \$35,500.00. 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 25 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)

D. Michael Mohan

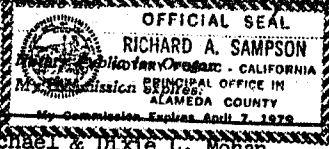
Dixie L. Mohan

STATE OF ~~MISSOURI~~ CALIFORNIA )  
 County of Alameda ) ss.  
 January 25th, 1976

Personally appeared the above named  
 D. Michael Mohan and Dixie L. Mohan,

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

(OFFICIAL SEAL)



D. Michael & Dixie L. Mohan

STATE OF OREGON, County of ) ss.  
 January 25th, 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:

(OFFICIAL SEAL)

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of January, 1976, at 3:57 o'clock P.M., and recorded in book M-76 on page 1235 or as file/reel number 9-584.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Hazel* Recording Officer Deputy

GRANTOR'S NAME AND ADDRESS

Bobby R. & Sandra K. Hartley  
 5303 Mazama Drive  
 Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:  
 grantees

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