

L#0140-708

MT- 1357

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

9655

MTC 1357

WARRANTY DEED

Vol. 76 Page 1335

KNOW ALL MEN BY THESE PRESENTS, That LOIS M. MOUNTAIN, who acquired title as LOIS M. GATLEY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEATRICE SHEHI 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 1, Block 6, SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Statutory powers, including the power of assessment, of South Suburban Sanitary District. 2. Restrictions contained in deed recorded April 31, 1951 in Volume 247, page 12. 3. Building set back line - 20 feet. 4. Utility easement - 8 feet along east side of lot. 5. Reservations 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 \$ 30,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00~~ (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 27 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)

Lois M. Mountain

STATE OF OREGON,

County of Klamath  
January 27, 1976

Personally appeared the above named  
Lois M. Mountain

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

Before me, *Ernest V. Brown*  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/12/78

STATE OF OREGON, County of

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 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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan  
2943 S. Sixth  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

First Federal Savings & Loan  
2943 S. Sixth  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
28th day of JANUARY, 1976,  
at 1:19 o'clock P.M., and recorded  
in book 76 on page 1335 or as  
file/reel number 9655

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. D. MILNE

Recording Officer

By *Hazel Gray* Deputy

FEE \$ 3.00