

9671

WARRANTY DEED

Vol. 76 Page 1357

KNOW ALL MEN BY THESE PRESENTS, That
EDNA C. MOE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
GEORGE M. UTLEY and JOYCE I. UTLEY, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 40, KLAMATH FALLS FOREST ESTATES Highway 66 Unit, Plat
2, as recorded in the office of the County Recorder of Klamath County,
Oregon.

(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:
Reservations as contained in plat dedication, to wit: "Said plat being subject to a 16-
foot easement centered on the back and side lines of all lots for future public utilities,
a 40-foot building set-back on all lots adjacent Highway 66 and to all easements
and reservations of record."..... 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 \$ 22,500.00
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.)
part of the

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 20 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)

OFFICIAL SEAL
CHARLES ALLEN, JR.
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
COMMISSION EXPIRES JULY 24, 1979

Edna C. Moe
Edna C. Moe

CALIFORNIA
STATE OF OREGON, County of ss.
County of ss.
January 20, 1976

STATE OF OREGON, County of ss.
January 20, 1976

Personally appeared the above named
Edna C. Moe

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

Before me:
Charles Allen Jr.
Notary Public for California
My commission expires:

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:

George M. and Joyce I. Utley
Rt. 1, Box 422
Bonanza, Oregon

NAME, ADDRESS, ZIP

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

State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
28th day of JANUARY, 1976,
at 4:09 o'clock P.M., and recorded
in book M. 76 on page 1357 or as
file/reel number 9671

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE

By Hazel Craig, Deputy
Recording Officer

FEE \$ 3.00