

\$9.5

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
ANDREW R. TRAVIS and KATHRYN L. TRAVIS, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DONALD H. MANNING and JUDITH K. MANNING, 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 54, LAMRON HOMES, according to the official plat thereof on
file in the office of the County Clerk 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:
statutory powers, including power of assessment, of South Suburban Sanitary District and
Klamath Irrigation District; building set-back line 15' from Sturdivant Avenue as shown
on plat; utility and proposed irrigation ditch as shown on plat; reservations, restrict-
ions and easements in plat dedication; covenants, conditions & restrictions 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 \$ 35,000.00

~~RECORDING FEE \$1.00~~ (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 28 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)

Andrew R. Travis, by Kathryn L. Travis
Andrew R. Travis, by Kathryn
L. Travis, his attorney-in-fact.
Kathryn L. Travis
Kathryn L. Travis

STATE OF OREGON, }
County of Klamath } ss.
January 28, 1976

State of Oregon }
County of Klamath } ss. January 28, 1976

Personally appeared the above named
Kathryn L. Travis

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

Before me: Paula McAn
Notary Public for Oregon
My commission expires: 3/25/77

Personally appeared the above named Kathryn L.
Travis, and acknowledged that she is the
attorney in fact for Andrew R. Travis and that
she executed the foregoing instrument by
authority of and on behalf of said principal;
and she acknowledged said instrument to be
the act and deed of said principal.

Before me:
Paula McAn
My commission expires: 3/25/77

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald H. and Judith K. Manning
5138 Sturdivant
Klamath Falls, Oregon 97601
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 97225
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
5th day of FEBRUARY, 1976,
at 1:21 o'clock P.M., and recorded
in book E. 76 on page 1685 or as
file/reel number 9925
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Hazel Dray Deputy
Recording Officer

FEE \$ 3.00