

10465

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE EDWARD MITCHELL and PAULINE W. MITCHELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROL A. ZUMWALT

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 27 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations and assessments of South Suburban Sanitary District.
2. Building set back line 30 feet along street side and front of lot.
3. Utility and sewer easement along rear 10 feet of lot.
4. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
5. Mortgage, including the terms and provisions thereof, recorded June 12, 1973 in Volume M73 at page 7267, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Grantee herein assumes and agrees to pay.

(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 \$27,500.00.

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$27,500.00.~~ (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 16th day of February, 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)

STATE OF OREGON,

County of Klamath } ss.
February 20, 1976.

Personally appeared the above named
Lawrence Edward Mitchell and
Pauline W. Mitchell

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

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

MITCHELL

GRANTOR'S NAME AND ADDRESS

ZUMWALT

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carol A. Zumwalt
6221 Juniper Way
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 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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: _____

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-

ment was received for record on the

23rd day of FEBRUARY, 1976,

at 10:16 o'clock AM, and recorded

in book M. 76 on page 2383 or as

file/reel number 10465

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WY. D. MILNE

Recording Officer

By *Paula McMillan* Deputy

FEE \$ 3.00