

11086

KNOW ALL MEN BY THESE PRESENTS, That

ROY E. CLIFTON and VIVIAN JONETTA CLIFTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LEONARD LYLE FIKE and JOYCE LORRAINE FIKE

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 up-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 14, Tract No. 1026, THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of The Meadows.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded November 29, 1971, Book M-71, page 12500, Microfilm Records of Klamath County, Oregon.
5. Easement created by instrument recorded May 2, 1931 in Book 95, page 177, Deed Records 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

6. Mortgage, including the terms and provisions thereof, recorded October 27, 1975, in Book M-75, page 13427, Microfilm Records of Klamath County, Oregon, from Roy E. Clifton and Vivian Jonetta Clifton, husband and wife, to the State of Oregon represented and acting by Director of Veterans' Affairs - which the Grantees named herein* 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

~~Whereas the actual consideration consists of cash and other property of value, the grantor hereby warrants that the consideration is true and correct.~~ (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 19th 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.

* Assume and agree to pay.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 19, 1976.

Personally appeared the above named
Roy E. Clifton and Vivian Jonetta
Clifton

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

Before me: Paula McHugh
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77

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 _____

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: _____

CLIFTON
GRANTOR'S NAME AND ADDRESS
FIKE
GRANTEE'S NAME AND ADDRESS
After recording return to:
Leonard Lyle and Joyce Lorraine Fike
4318 Barry Ct. South
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

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instru-
ment was received for record on the
9th day of MARCH, 1976, at 11:56 o'clock A.M., and recorded
in book M 76 on page 3303 or as
file/recd number 11086
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

W. D. MILNE
By: Hazel Magall Recording Officer
Deputy

This Indenture.