

11159

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL SCOTT HESS and JANA LYNN HESS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD L. DOWDY and DELINA B. DOWDY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southeasterly 60 feet of Lot 4, and that part of Lot 5, Block 4, FIRST ADDITION TO TOM ATEE HOMES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the most Northerly corner of Lot 5, Block 4; thence Southeasterly along the Northerly line of Lot 5, 15 feet to a point; thence Southwesterly and parallel with the Westerly line of Lot 5 to the point of intersection of the line common to Lots 4 and 6 produced Northeasterly on a course of North 84° 06' East; thence South 84° 06' West on the line common to Lots 4 and 6 produced Northeasterly to the Southeasterly corner of Lot 4; thence Northerly along the Easterly line of Lot 4 to the point of beginning.

(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 on the reverse side hereof

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 \$ 29,500.00. ~~From the proceeds of the sale of the above described premises, the grantor has paid to the grantee the sum of \$ 29,500.00, which is the full and complete consideration for the above described premises, and the grantor has no other property or interest in the same.~~ (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 8 day of March, 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, } ss.
County of Jackson
March 8, 1976

Personally appeared the above named
Michael Scott Hess and
Jana Lynn Hess

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

Before me:
(OFFICIAL SEAL) Margaret Haples
Notary Public for Oregon
My commission expires July 29-1979

STATE OF OREGON, County of Jackson } ss.
March 8, 1976
Personally appeared Michael Scott Hess and Jana Lynn Hess, 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 behalf 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:

HESS
GRANTOR'S NAME AND ADDRESS
DOWDY
GRANTEE'S NAME AND ADDRESS
After recording return to:
Edward L. and Delina B. Dowdy
4464 Memorie Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Equitable Savings and Loan Association
1300 S.W. Sixth
Portland, Oregon
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of
I certify that the within instrument was received for record on the day of 1976, at o'clock M., and recorded in book on page or as file/reel number.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

3403

SUBJECT TO:

1. Statutory powers, including power of assessment, of South Suburban Sanitary District.
2. Statutory powers, including power of assessment, of Klamath Irrigation District.
3. A 15' building set-back line from Memorie Lane as shown on dedicated plat.
4. A 10' utility and ditch easement along rear of lot, as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 5, 1959 in Volume 316, page 326, and amended in instrument recorded September 29, 1961 in Volume 332, page 660, all Deed Records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, recorded September 8, 1972 in Volume M72, page 10148, Microfilm Records of Klamath County, Oregon, from Michael Scott Hess and Jana Lynn Hess, husband and wife, to Transamerica Title Insurance Company, Trustee for Equitable Savings and Loan Association - which obligation the Grantees named herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~xxxxxxx~~

this 10th day of MARCH A. D. 1976 at 2:50 o'clock PM

duly recorded in Vol. M 76 of DEEDS on Page 3402

FFE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drazel*