

11215

WARRANTY DEED

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3500

KNOW ALL MEN BY THESE PRESENTS, That **CARL L. MEARS and LORETTA MEARS**, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **SAMUEL D. ANDERSON and ALICE C. ANDERSON**, 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:

Lot 42 of **LAMRON HOMES**, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Rules and regulations of South Suburban Sanitary District and Klamath Irrigation District.
2. Building set back line 15 feet from Sturdivant Avenue as shown on dedicated plat.
3. Utility and proposed irrigation ditch as shown on dedicated plat.
4. Reservations, restrictions and easements in plat dedication.
5. Covenants, conditions and restrictions, including the terms and provisions thereof, recorded July 28, 1958 in Volume 301 at page 380 and March 19, 1959 in Volume 310 at page 638, Klamath County, Oregon, Deed Records.

(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 \$35,900.00.

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.)

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 2nd 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,

County of **Klamath**
March **3**, 1976

Personally appeared the above named
Carl L. Mears and Loretta Mears

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

Before me:
(OFFICIAL SEAL) **Barlene T. Addington**

Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of _____, 19____ ss.

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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Samuel D. Anderson
5131 Sturdivant
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
General Services Bldg.
1225 Ferry 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 instrument was received for record on the 11th day of **MARCH**, 1976, at 3:08 o'clock P.M., and recorded in book **76** on page **3500** or as file/reel number **11215**

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MYLINE
Recording Officer
By **Hazel Drayton** Deputy

FEE \$ 3.00

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