FORM No. 633—WARRANTY DEED (Individual or Corporate). MTC 1469 Vol. M76 Page 3974

1-1-74 **11588** WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. EVANS and MARY K. EVANS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS W. WILLIAMS and JUANITA C. WILLIAMS, 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 10, VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Regulations of Enterprise Irrigation District. 2. Regulations of South Suburban Sanitary District. 3. Building set back line 20 feet from street as shown on dedicated plat. 4. Reservations and easements as contained in plat dedication.

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(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 $35,500.00

①~~*However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).*~~① *(The sentence between the symbols ①, 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 17th *day of* March *, 19* 76 *; 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.*

Donald L. Evans

Mary K. Evans

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 17, 1976.

Personally appeared the above named Donald L. Evans and Mary K. Evans

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

Before me:
(OFFICIAL SEAL) Bruce L. Durant
Notary Public for Oregon
My commission expires: ~~8-12-77~~ 10-2-79

STATE OF OREGON, County of) ss.
, 19 .

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:

EVANS
[illegible] Sherwood
Lake Oregon
GRANTOR'S NAME AND ADDRESS

WILLIAMS
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mountain Title Co
407 Main
Klamath Falls, Ore
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veterans Affairs
1225 Ferry Street, 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 19th *day of* March *, 19* 76 *, at* 11:36 *o'clock* A *M., and recorded in book* M 76 *on page* 3974 *or as file/reel number* 11588 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

W. D. ELLIS
Recording Officer
By Hazel Hazel *Deputy*

Fee $ 3.00