

10076

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
GEORGE V. ADAMSON, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JERRY L. PATZKE and PATRICIA E. PATZKE, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 1, TRACT 1035, GATEWOOD, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way, including terms and provisions thereof, from H. E. Ankeny, et ux, and
R. E. Cantrall, et ux, to United States of America, recorded May 18, 1907 in Volume
22 at page 479, Deed Records of Klamath County, Oregon.
2. 25 foot building set-back line from Bartlett Avenue, as shown on dedicated plat.
3. 8 foot utility easement along lot sideline and 16 foot utility easement along the rear
of lot, as shown on dedicated plat.
4. Restrictions as contained in plat dedication.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color,
religion or national origin, imposed by instrument, including terms and provisions
thereof, recorded May 17, 1973 in Volume M73, page 5995, Microfilm 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

EXCEPT as set forth above

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 \$ 36,900.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 April, 1976;
if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by
order of its board of directors.

George V. Adamson, Jr.
George V. Adamson, Jr.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 2nd, 1976)

Personally appeared the above named

George V. Adamson, Jr.

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

(OFFICIAL
SEAL)

Before me:
Judy B. Pichals
Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
April 2nd, 1976)
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 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:

ADAMSON

GRANTOR'S NAME AND ADDRESS

PATZKE

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry L. and Patricia E. Patzke
5301 Bartlett
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

STATE OF OREGON,) ss.
County of)

I certify that the within instru-
ment was received for record on the
day of APRIL, 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 *David L. Long* Recording Officer
Deputy