

WARRANTY DEED

12363
KNOW ALL MEN BY THESE PRESENTS, That JAMES LEE HATFIELD and KAREN J. HATFIELD, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID LARRY SAY, 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 8 in Block 8 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING and EXCEPTING therefrom the following:

Beginning at the Southeast corner of said Lot 8; thence West along the Southerly line of Lot 8 a distance of 197 feet to a point; thence Northerly parallel to the East line of said Lot 8 and distant 197 feet therefrom to a point which is 15 feet South of the North line of said Lot 8; thence West parallel to the North line of said Lot to a point on the West line thereof which is 15 feet South of the Northwest corner of said Lot; thence North to the Northwest corner of said Lot; thence East along the North line of said Lot to the Northeast corner thereof; thence South along the East line of said Lot 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: Regulations of South Suburban Sanitary District, Regulations of Klamath Irrigation Dist., Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads, Reservations contained in Deed recorded July 14, 1926, and that in Volume 73, page 112, Deed Records of Klamath County, Oregon, 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 \$ 15,000.00
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 8th day of April, 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) ss.
April 9, 1976

Personally appeared the above named James Lee Hatfield and Karen J. Hatfield

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

Before me: *Gray, B. P. Pabals*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
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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:

David Larry Say
3733 Bisbee Street
Klamath Falls, Oregon
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,) ss.
County of KLAMATH
I certify that the within instrument was received for record on the 9th day of APRIL, 1976, at 3:29 o'clock P. M., and recorded in book M 76 on page 5035 or as file/reel number 12363
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
By *Gray, B. P. Pabals* Recording Officer Deputy

FEE \$ 3.00