

12562
KNOW ALL MEN BY THESE PRESENTS, That

FLORENCE A. LEE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD E. DeVALL, JR. and BARBARA K. DeVALL, 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 3 of OLD ORCHARD MANOR, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Regulations of Klamath Irrigation District. 2. a 25 foot building setback line from Washburn Way, as shown on dedicated plat. 3. Reservations as contained in plat dedication. 4. Conditions and restrictions imposed by instrument recorded February 20, 1951 in Volume 245, page 561. 5. Right of Way, created by instrument recorded October 4, 1955 in Volume 278, page 99.

(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 \$ 21,900.00

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 14 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.

Florence A. Lee
Florence A. Lee

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 14, 1976

Personally appeared the above named
Florence A. Lee

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

Before me: *Paula McLean*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-25-77

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:

STATE OF OREGON,)

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 14th day of APRIL, 1976, at 2:31 o'clock PM., and recorded in book M 76 on page 5383 or as file/reel number 12562.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel L. Hazel* Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Floyd E. DeVall, Jr.
900 Owens Street, apt. 7
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