

12645

WARRANTY DEED

Vol. 76 Page 5525

KNOW ALL MEN BY THESE PRESENTS, That GLEN R. STRIEB and NORMA J. STRIEB,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MYRON E. YADON and CHARLOTTE L. YADON, 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 23 LESS the West 18 feet and Lot 24 LESS the East 19.46 feet of WEST PARK, IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 6 foot utility easement along the rear of lot, as shown on dedicated plat.
2. Restrictions as contained in plat dedication.
3. Conditions and restrictions, including the terms and provisions thereof, imposed by instrument dated September 10, 1956, recorded September 21, 1956 in Volume 286 at page 611, Deed Records of Klamath County, Oregon.
4. Right of Way Easements, including the terms and provisions thereof, by instrument dated September 5, 1967 recorded September 20, 1967 in Volume M67 at page 7384 and deed recorded October 2, 1970 in Volume M70 at page 8868, all 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

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 \$ 30,000.00

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). (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 15th 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 15, 1976

Personally appeared the above named
Glen R. Strieb and Norma J. Strieb

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

Notary Public for Oregon
My commission expires: 10-13-78

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:
Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 16th day of APRIL, 1976, at 10:07 o'clock A.M., and recorded in book M 76 on page 5525 or as file/reel number 12645, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. MILNE

Recording Officer
By Hazel M. Mays Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

540 Main St.
City

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP