

13249

KNOW ALL MEN BY THESE PRESENTS, That LONA MARIE CORPUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD RAY HOWARD and YVONNE HOWARD, 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 32, FIRST ADDITION TO MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Regulations of South Suburban Sanitary District.
2. A 20 foot building setback line from Cheyne Avenue, as shown on dedicated plat.
3. Reservations as contained in plat dedication.

(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 \$28,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentences 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 27th 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.

Lona Marie Corpus
Lona Marie Corpus

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. April 27, 1976

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

Personally appeared the above named Lona Marie Corpus

Personally appeared ... 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 ...

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

... 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.

Notary Public for Oregon My commission expires: 8-12-77

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Gerald Ray Howard 210 Lakeport Avenue 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

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 30th day of APRIL, 1976 at 3:51 o'clock P.M., and recorded in book M. 76 on page 6445 or as file/reel number 13249, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer By Hazel Dray Deputy

FEE \$ 3.00