

139.8

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID D. GILBERTSON and NANCY C. GILBERTSON, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT JEFFERY WEAVER and CLAUDIA MARIE WEAVER, 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 28 in Block 1 of FIRST ADDITION to KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Statutory powers, including the power of assessment of Klamath Irrigation District.
2. Statutory powers, including the power of assessment of So. Suburban Sanitary Dist.
3. A 20 foot building setback as shown on dedicated plat.
4. A 16 foot utility easement as shown on dedicated plat.
5. Restrictions as contained in plat dedication.
6. Conditions and restrictions, including the terms and provisions thereof, recorded April 25, 1968 in Volume M68, Page 3337, records of Klamath County.
7. A perpetual easement for drainage purposes, including the terms and provisions thereof, as set forth in Volume M70, page 1840, recorded March 6, 1970 in Microfilm records of Klamath County, Oregon; as evidenced by deed recorded June 11, 1975 in

(If space insufficient, CONTINUE DESCRIPTION ON REVERSE SIDE) Vol. M75, page 6558.

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 those 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 \$30,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ <sup>indicated</sup> (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 May, 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)

David D. Gilbertson  
Nancy C. Gilbertson

STATE OF OREGON,

County of Klamath  
May 17, 1976

ss.

Personally appeared the above named David D. Gilbertson and Nancy C. Gilbertson,

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

Before me:  
OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 3/21/77

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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:

Gilbertson

GRANTOR'S NAME AND ADDRESS

Weaver

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Jeffery Weaver and Claudia M. Weaver  
2426 White St.  
Klamath Falls Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:  
State of Oregon, Dept. of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-  
ment was received for record on the  
18th day of MAY, 1976,  
at 1:55 o'clock P. M., and recorded  
in book M. 76 on page 7389 or as  
file/reel number 13928

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

By \_\_\_\_\_ Deputy

FEE \$ 3.00

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