

WARRANTY DEED

14008

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND M. RATHKEY and CAROL A. RATHKEY,  
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
CHRIS H. MOLDE and GRACE T. MOLDE, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northwestern 69 feet of Lot 2 in Block 4 of FIRST ADDITION TO TONATEE HOMES,  
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. Regulations of South Suburban Sanitary District.
2. Regulations of Klamath Irrigation District.
3. A 15 foot building setback line from Memorie Lane, as shown on dedicated plat.
4. A 10 foot utility and ditch easement along rear of lot, as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions, imposed by instrument recorded in Volume  
316, page 326, and amended in instrument recorded in Volume 332, page 660.
7. Mortgage in favor of the Dept. of Veterans Affairs recorded in Volume M74, page  
9628, which the grantees herein agree to assume and pay according to the terms.

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 \$ 27,900.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~part of the~~ consideration (indicate which).<sup>®</sup> (The sentence between the symbols<sup>®</sup>, 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 13th 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)

STATE OF OREGON, }  
County of Klamath } ss.  
May 13, 1976

Personally appeared the above named  
Raymond M. Rathkey and Carol A.  
Rathkey

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Spady B. Pubals  
Notary Public for Oregon  
My commission expires: 8-12-77

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 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: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Chris H. Molde  
P. O. Box 1274  
Klamath Falls, Oregon 97601

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 \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
20th day of May, 1976,  
at 8:59 o'clock A.M., and recorded  
in book M. 76 on page 7595 or as  
file/reel number 14008.

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

WM. D. MILNE

By Spady B. Pubals Deputy  
Recording Officer  
FEE \$ 3.00