

14344

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. ROLLINS and MARLENE M. ROLLINS, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS PATRICK McMANUS and PEGGY SANDRA McMANUS, 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 14, Block 5, FOURTH ADDITION to SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

** assessment, of Enterprise Irrigation District. 3. Setback lines, utilities, and easements as reserved in dedicated plat. 4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 7, 1971 in Volume M71, page 5502, 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 EXCEPT: 1. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District. 2. The premises herein described are within and subject to the statutory powers, including the power of ^{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 \$34,900.00.

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 25 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)

James R. Rollins
Marlene M. Rollins

STATE OF OREGON, } ss.
County of Klamath
May 25, 1976

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 _____

Personally appeared the above named _____
James R. Rollins and Marlene M. Rollins
and acknowledged the foregoing instrument to be _____ 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.

Before me: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

James R. Rollins and Marlene M. Rollins

GRANTOR'S NAME AND ADDRESS

Dennis Patrick McManus and Peggy Sandra McManus

GRANTEE'S NAME AND ADDRESS

Dennis Patrick McManus and Peggy Sandra McManus
3517 Grenada
Klamath Falls, Oregon 97601

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

Department of Veterans' Affairs
General Services Building
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 28th day of MAY, 1976, at 9:16 o'clock A.M., and recorded in book M. 76 on page 7943 or as file/reel number 16344, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

[Signature] Recording Officer
[Signature] Deputy

FEE \$ 3.00