

14840

KNOW ALL MEN BY THESE PRESENTS, That HAZEL V. WEBSTER, a widow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARRY W. REED and ALTA M. REED, 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 3, Block 9, FIRST ADDITION to KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the printed exceptions, exclusions and stipulations which are a part of said policy, and to the following: Reservations as contained in plat dedication, to wit: "Subject to (1) A 20-foot building setback along the street side of all lots; (2) A 16-foot utility easement to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."

(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 \$ 26,650.00.

How many times the actual consideration consists of dollars and cents, and the number of cents, should be stated. (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 20th 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, } ss.

County of Klamath  
May 20, 1976

Personally appeared the above named

Hazel V. Webster

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

Before me: Virginia Bickley  
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: Sept. 23, 1976

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

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 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: \_\_\_\_\_

(OFFICIAL SEAL)

Hazel V. Webster  
P.O. Box 196  
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Garry W. and Alta M. Reed  
& First Federal Savings & Loan  
540 Main St. Klamath Falls,  
OR

GRANTEE'S NAME AND ADDRESS

After recording return to: FFS & L - Main  
Garry W. and Alta M. Reed  
& First Federal Savings & Loan  
540 Main Klamath Falls

NAME, ADDRESS, ZIP

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

Garry W. and Alta M. Reed  
& First Federal Savings & Loan  
540 Main St. Klamath Falls

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of JUNE, 1976, at 4:05 o'clock P.M., and recorded in book M 76 on page 8621 or as file/reel number 14840

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

WM. D. MILNE

By J. Hazel Webster Deputy Recording Officer

FEE \$ 3.00