

14866

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EDWARD B. VALDEZ and DORIS L. VALDEZ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE L. KENT and SHARON K. KENT, 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 17 of POOLE HOME SITES, a re-subdivision of the South 270 feet of Tracts 22, 23 and 24, and all of Tracts 33, 34 and 36 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in Klamath County, Oregon.

SUBJECT TO:

1. The rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
2. Restrictions as contained in plat dedication.
3. A building setback line across the front 20 feet of premises, as shown on dedicated plat.
4. Utility easement along the rear 5 feet of premises as shown on dedicated plat.

(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 hereinabove

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 \$26,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) part of the 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 9th day of June, 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.
June 10, 1976

Personally appeared the above named Edward B. Valdez and Doris L. Valdez

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

Before me, *Arland Addington*
(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 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

VALDEZ, Edward B. & Doris L.

GRANTOR'S NAME AND ADDRESS

KENT, Jimmie L. & Sharon K.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Jimmie L. Kent

1527 Derby Street

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

General Services Bldg. 1225 Ferry S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of JUNE, 1976, at 11:48 o'clock A.M., and recorded in book M 76 on page 8664 or as file/reel number 14866

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold Craig* Recording Officer Deputy

FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE