

15505

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD F. McDOWELL and ALBERTA McDOWELL, 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 8, Block 2 of FIRST ADDITION TO MOYINA, 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 Moyina Improvement District.
3. Covenants, conditions and restrictions, imposed by instrument recorded May 6, 1960, in Volume 321, page 49, Deed Records of Klamath County, Oregon.
4. A 30 foot building setback from streets as shown on dedicated plat.
5. An 8 foot utility easement along west side of lot as shown on plat dedication.
6. Reservations and restrictions as contained in plat dedication.
7. Easement and right of way granted to The California Oregon Power Company, by instrument recorded April 5, 1940, in Volume 128, page 267, Deed Records of Klamath County, Oregon.
8. Mortgage in favor of the State of Oregon, recorded July 26, 1967, in Volume M67, page 5704, which the grantees herein agree to assume and pay according to the terms contained therein.

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 \$ 31,490.00. However, the actual consideration consists of or includes other property or value given or promised which is the true 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 24 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

June 24, 1976

Personally appeared the above named

Alvin H. Culver

And acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of ) ss.

Personally appeared, 19

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of JUNE, 1976, at 8:42 o'clock A.M., and recorded in book M 76 on page 9586 or as file/reel number 15505

Record of Deeds of said county.

Witness my hand and seal of County attixed.

WM. D. MILNE

Recording Officer

By Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald F. & Albert McDowell

1240 McClellan Drive

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs

1225 Perry Street, S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP