L#01-40855 T/A#38-10941

FORM No. 633—WARRANTY DEED (Individual or Corporate).

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1-1-74 15521

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Jessie W. Hurley and Beverly M. Hurley, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Danny L. Nelson and Cynthia L. Nelson, 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 22, Villa St. Clair, Klamath County, Oregon.

Subject To: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 $ 27,600.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).① (The sentence between the symbols①, 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 18th *day of* June *, 19*76*; 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.*

Jessie W. Hurley
Jessie W. Hurley
Beverly M. Hurley
Beverly M. Hurley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath)
June 18, 19 76

Personally appeared the above named Jessie W. Hurley and Beverly M. Hurley *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Gerald V. Brown

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of) ss.
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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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same

NAME, ADDRESS, ZIP

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

First Fed
2943 S. 6th
City

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of KLAMATH)

I certify that the within instrument was received for record on the 25th *day of* JUNE *, 19*76*, at* 10:42 *o'clock* AM*., and recorded in book* M 76 *on page* 9607 *or as file/reel number* 15521 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Drazil *Deputy*

FEE $ 3.00