

1-1-74

WARRANTY DEED

Vol. 76 reg 10424

16101
KNOW ALL MEN BY THESE PRESENTS, That GARY R. WELCH and STELLA B. WELCH,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD E. HUCK and
PRUCILLA J. HUCK, husband and wife

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 ap-
pertain, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 18 in Block 1 of BEL AIRE GARDENS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
2. Building Setback line 20 feet from street as shown on dedicated plat.
3. Utility reasement as shown on dedicated plat (rear 8 feet).
4. Reservations as contained in plat dedication.
5. Covenants, conditions, restrictions, and easements, imposed by instrument including the terms and provisions thereof, recorded July 10, 1963 in Book 346 at page 441, Deed 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 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 \$ 27,500.00
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.)

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 July, 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

July 9, 1976

Personally appeared the above named
Gary R. Welch and Stella B. Welch

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me
Evelene J. Addington
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

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 be-
half 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)

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
9th day of JULY, 1976,
at 1:03 o'clock P.M., and recorded
in book M. 76 on page 10424 or as
file/reel number 16101

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

WM. D. NILNE

Recording Officer
By Hazel Inague Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ronald E. Huck
1835 Melrose
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