

16109

WARRANTY DEED

Vol. 76 Page

10434

KNOW ALL MEN BY THESE PRESENTS, That REX LESLIE BOGART and LOUISE M. BOGART,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ODA LEE WHEELING
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
The South 1/2 of Lot 9 in Block 4, ALTAMONT ACRES, excepting therefrom the Westerly 5
feet lying within Bisbee Avenue, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Klamath Irrigation District and South Suburban Sanitary District.
2. Reservations and restrictions contained in instrument recorded September 2, 1925 in Book 68 at page 261 of Deed Records, 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 out 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 \$17,000.00
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

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 29th 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 29

1976

Personally appeared the above named
Rex Leslie Bogart and Louise M.
Bogart

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

(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 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)

Notary Public for Oregon

My commission expires:

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 3:19 o'clock A.M., and recorded
in book M 76 on page 10434 or as
file/reel number 16109.
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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Oda Lee Wheeling
2965 Bisbee
Klamath Falls Oregon 97601

NAME, ADDRESS, ZIP

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

Peoples Mortgage Company
P.O. Box 204
Vancouver, Washington 98660

NAME, ADDRESS, ZIP