

1-1-74

A-27087 16484

WARRANTY DEED

Vol. 16

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KNOW ALL MEN BY THESE PRESENTS, That THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PETER J. DeCAIRE and PATRICIA A. DeCAIRE, 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 40 in Block 2 of Bley-Was Heights, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject to:

Easements and rights of way of record and those apparent on the land; of Declaration of Covenants, Conditions and Restrictions dated the 13th day of June, 1974, wherein Weyerhaeuser Company is Declarant, recorded in Deed Records of Klamath County M-74 Page 7311 on the 13th day of June, 1974 and re-recording of Declaration of Covenants, Conditions and Restrictions dated July 18, 1974, recorded in Deed Records of Klamath County M-74 Page 8744 on the 18th day of July, 1974. AND the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor, the Grantor will WARRANT and DEFEND.

(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 hereinabove set forth,

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 \$36,700.00. 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 8 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 \_\_\_\_\_,

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

By \_\_\_\_\_

Attest \_\_\_\_\_, Vice President

Helen C. Patrick, Asst. Sec.

New York, County of \_\_\_\_\_, New York

July 8, 1976

Personally appeared \_\_\_\_\_

Helen C. Patrick

each for himself and not one for the other, did say that the former is the Vice Assistant \_\_\_\_\_

Life Assurance Society of the United States, 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: PATRICIA R. O'CONNOR, Notary Public, State of New York, No. 41-4511200, Commission Expires March 30, 1977

Notary Public for Oregon, My commission expires \_\_\_\_\_

The Equitable Life Assurance Society of the United States, A new York Corp. 120 Montgomery, Suite 630 San Fran CA

Mr. and Mrs. Peter J. DeCaire

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Peter J. DeCaire

PO Box 559

Salem, Oregon

NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

10937

SUBJECT TO: A mortgage, including the terms and provisions thereof, given by Dieter K. Oetmann and Marlies Oetmann, husband and wife, to The State of Oregon, represented and acting by the Director of Veterans' Affairs, for \$28,500.00, dated February 19, 1975, in Volume M75, Page 1971, Mortgage Records of Klamath County, Oregon.

/pld

Return to: Peter J. DeCaire-P.O. Box 559-Bly, OR  
Tax Statements-Dept. VA-Salem, OR 97310

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 19th day of JULY 1976 at 3:08 o'clock PM and  
duly recorded in Vol. M 76 of DEEDS on Per. 10936

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton