

16995

MTC 571-2057

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. GARRARD and RITA H. GARRARD,
 husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE R.
MONTIETH and RENEE M. MONTIETH, 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 ap-
 pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 40 of YALTA GARDENS, according to the official plat thereof on file in the
 office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Regulations of Enterprise Irrigation District.
3. Regulations of South Suburban Sanitary District.
4. A 30 foot building setback as shown on plat dedication.
5. Subject to the setback lines as shown on annexed plat and an easement over
 all lots for future sewers or utilities along the back line of all lots.
6. Covenants, conditions and restrictions, imposed by instrument recorded Sept.
 3, 1948 in Vol. 224, page 397.

(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 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 \$ 30,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the 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 30th 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 } ss.
July 30, 1976

Personally appeared the above named
William R. Garrard and Rita H.
Garrard

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

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires: 7/19/78

STATE OF OREGON, County of _____) ss.
 _____, 19____

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 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.

Notary Public for Oregon
 My commission expires: _____

(OFFICIAL
 SEAL)

GARRARD

GRANTOR'S NAME AND ADDRESS

MONTEITH

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence R. Monteith
2455 Radcliffe
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 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-
 ment was received for record on the
30th day of JULY, 1976,
 at 1:42 o'clock P.M., and recorded
 in book M. 76 on page 11681 or as
 file/reel number 16995,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

Recording Officer
 By Hazel Ingers Deputy

FEE \$ 3.00