

WARRANTY DEED

Vol. 76 Page 11681

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. MONTEITH and RENEE M. MONTEITH, 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 appertaining, 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.

** this instrument re-recorded to correct vesting.

(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 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 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 instrument to be their voluntary act and deed.

Before me,
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/19/78

STATE OF OREGON, County of) ss.
1976

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:

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.
Klamath Falls, Oregon 97601

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument 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 Dray Deputy
INDEXED
FEE \$ 3.00
re-recorded to correct name

I hereby certify that the within instrument was received and filed for record on the 13th day of AUGUST A.D., 1976 at 12:43 o'clock P.M., and duly recorded in Vol. M 76 of DEEDS on Page 12571.

FEE \$ 3.00

WM. D. MILNE, County Clerk
By Hazel Dray Deputy