

17719

WARRANTY DEED

Vol 76 Page 12676

KNOW ALL MEN BY THESE PRESENTS, That DARRELL E. MOULTON and CARLA G. MOULTON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH R. WEAVER, and THERESA A. WEAVER, 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:

All of Lot 61 and the West 16 feet of Lot 62 and the South  $\frac{1}{2}$  of the vacated alley adjacent thereto in Roselawn, a subdivision of Block 70 of BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Right of way for water meters, service pipes and connections to water mains and incidentals and right of way for the transmission and distribution of electricity and incidentals along the rear of the herein described lots as conveyed to The California Oregon Power Company by instrument recorded April 18, 1927, in Volume 75, page 399, 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 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 \$23,125.00. However, the actual consideration consists of or includes other property or value given or promised which is the true 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 27th 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)

Darrell E. Moulton  
Darrell E. Moulton

Carla G. Moulton  
Carla G. Moulton

STATE OF OREGON, }  
County of Klamath } ss.  
July 27th, 1976

STATE OF OREGON, County of \_\_\_\_\_ } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_, who, being duly sworn,

Personally appeared the above named Darrell E. Moulton and Carla G. Moulton

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *John Bluhm*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-12-77

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: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Keith R. Weaver  
715 St. Francis  
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 instrument was received for record on the 16th day of AUGUST, 1976, at 4:02 o'clock P.M., and recorded in book M. 76 on page 12676 or as file/reel number 17719. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
By *Handwritten Signature* Deputy  
FEE \$ 3.00

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