

03-40915

# 2152

MTC

M76 PAGE 13046

FORM No. 633—WARRANTY DEED

1967/50

17383

KNOW ALL MEN BY THESE PRESENTS, That DRUCELEIA C. HOBBS,

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by HOWARD T. RAYBURN and KATHLEEN A. RAYBURN, 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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 of Block 19 of SECOND ADDITION TO KLAMATH  
RIVER ACRES

(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

1. Restrictions as shown on the recorded plat;
2. Set-back provisions as delineated on the recorded plat,  
20 feet from street side of all lots.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$ 10,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).<sup>①</sup>

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 17th day of August, 1973.

STATE OF OREGON, County of Klamath ) ss. August 17, 1973.  
Personally appeared the above named Druceleia C. Hobbs.

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

(OFFICIAL SEAL) M. T. Addington  
Notary Public for Oregon

Before me: M. Darlene T. Addington  
Notary Public for Oregon  
My commission expires March 21, 1977

NOTE: The sentence "In witness whereof, I have hereunto set my hand and the seal of my office, at the City of Portland, Oregon, this 17th day of August, 1973." should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

Ms. Druceleia C. Hobbs

TO

Mr. & Mrs. Howard  
Rayburn

AFTER RECORDING RETURN TO

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

## STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
23 day of August, 1976,  
at 11:20 o'clock A.M., and recorded  
in book N76 on page 13046 or as  
filing fee number, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

William D. Milne, County Clerk

Title  
By M. Darlene T. Addington Deputy

Fee \$3.00