

17933

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROD. TRAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HERBERT DEAN TOWNE and BARBARA J. TOWNE, 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 up-pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 5 in Block 2, TRACT NO. 1088, FERNDAL, 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 1976-1977, a lien but not yet due and payable.
2. Building set back line 25 feet from street as shown on dedicated plat.
3. Utility easement as shown on dedicated plat. (affects rear 16 feet)
4. Reservations as contained in plat dedication.

(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 \$ 33,900.00. (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 13th day of August, 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)

Rod Travis

STATE OF OREGON,

County of Klamath, ss. August 13, 1976

Personally appeared, the above named

Rod Travis

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

Before me, *Arline J. Addington*
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of Klamath, ss.

Personally appeared, 19

and

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Herbert D. Towne
5500 Bartlett Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

same as above

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1225 Ferry St., SE
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 23 day of August, 1976, at 12:00 o'clock P.M., and recorded in book M76 on page 13059 or as file/reel number 17993.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk

Barney L. Lane
Recording Officer Deputy

fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE

75 AUG 23 PM 12 00