

18179

WARRANTY DEED

Vol. 76 Page 13335

KNOW ALL MEN BY THESE PRESENTS, That CLINTON GARDNER and AUDREY K. GARDNER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL R. HAMM and DARCY E. HAMM, 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:

The S $\frac{1}{2}$  E $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, less the Westerly 30 feet thereof.

## SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Covenants, conditions and restrictions, imposed by instrument recorded August 18, 1971 in Volume M71, page 8640, Microfilm 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 \$ 28,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols  $\circledast$ , 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 16 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)

*Clinton Gardner*  
Clinton Gardner

*Audrey K. Gardner*  
Audrey K. Gardner

STATE OF OREGON,

County of Klamath } ss.  
August 16, 1976

Personally appeared the above named Clinton Gardner and Audrey K. Gardner

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

(OFFICIAL SEAL)

*Judy B. Sabak*  
Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of Klamath, 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 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)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26 day of August, 1976, at 12:04 o'clock P.M., and recorded in book M.76 on page 13335 or as file/reel number 18179, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk  
Recording Officer  
By *Hazel Dragel* Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul R. & Darcy E. Hamm  
P. O. Box 365  
Keno, Oregon 97627

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