

18221

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALAN BOWKER CONSTRUCTION, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LE ROY GLENN HUNTER and BARBARA A. HUNTER, 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:

Lot 42, First Addition to MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. A 20 foot building setback line from Shasta Way and Ogden Street as shown on the dedicated plat.
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 \$ 43,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicated 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 26th 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)

President

Vice-President

STATE OF OREGON,

County of _____

19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.

August 26, 1976

Personally appeared W. Alan Bowker and Lenis M. Bowker 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 Vice-President secretary of ALAN BOWKER CONSTRUCTION, INC. 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: 8-12-77

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 28th day of AUGUST, 1976,

at 10:44 o'clock A.M., and recorded in book M 76 on page 13389 or as file/reel number 18221

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Klaid Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

LeRoy Glenn Hunter, et ux
5960 Shasta Way
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