

18244

WARRANTY DEED

Vol. 76 Page

ARTHUR L. RASMUSSEN and MARILYN C.

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR L. RASMUSSEN and MARILYN C. RASMUSSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE R. CORYELL and JOANNE M. CORYELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain 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 13 and the North 21 feet (as measured along the East and West lines) of Lot 12 in Block 12 of FOURTH ADDITION TO WINEMA GARDENS, 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 Dawn Drive, as shown on dedicated plat.
4. A 5 foot utility easement along side lot lines, and an 8 foot utility easement along the rear of lot, as shown on dedicated plat.
5. Restrictions as contained in plat dedication.
6. Trust Deed in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded August 9, 1972 in Volume M72, page 8799, Microfilm Records of Klamath County, which the grantees herein agree to assume and pay according to the terms contained therein.

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 \$45,500.00

However, the actual consideration given or includes other property or value should be promised which is the whole part of the 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 23rd day of August, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Arthur L. Rasmussen
Arthur L. Rasmussen

Marilyn C. Rasmussen
Marilyn C. Rasmussen

STATE OF OREGON,)
County of Klamath) ss.
August 23rd, 1976

STATE OF OREGON, County of) ss.
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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: _____

Personally appeared the above named
Arthur L. Rasmussen and Marilyn C.
Rasmussen

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: _____

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 27th day of AUGUST, 1976, at 2:08 o'clock P.M., and recorded in book M 76 on page 13419 or as file/reel number 18244, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Hazul Deputy
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene R. & Joanne M. Coryell

Route 3 Box 311A

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First Federal Savings

2943 S. Sixth Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP