

18259

WARRANTY DEED

Vol. 16 Page 13443



KNOW ALL MEN BY THESE PRESENTS, That JAMES D. ARMSTRONG and GWENNETH L. ARMSTRONG, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY M. ANDERSON and ROXANNE ANDERSON, 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 6 in Block 1, of First Addition to VALLEY VIEW, 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. The power of assessment of South Suburban Sanitary District.
3. The power of assessment of Enterprise Irrigation District.
4. Irrigation and utilities easement along easterly line of premises as shown on dedicated plat.
5. Building setback line 20 feet from street as shown on dedicated plat.
6. Reservations contained in plat dedication.
7. Covenants, conditions and restrictions as contained in instrument recorded April 7, 1970 in Volume M70, page 2696, 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

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 \$35,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th 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)

JAMES D. ARMSTRONG
GWENNETH L. ARMSTRONG

STATE OF OREGON,

County of Bexar, ss.

Personally appeared the above named James D. Armstrong and Gwenneth L. Armstrong

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

Before me: SHARON J. EDWARDS
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____, ss.

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 27th day of AUGUST, 1976, at 2:59 o'clock P.M., and recorded in book M.76 on page 13443 or as file/reel number 18259.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel M. Milne Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry M. Anderson
3267 Raymond
Klamath Falls, Or

NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs
1225 Jerry St. S.E.
Salem, Ore 97310

NAME, ADDRESS, ZIP