

18445

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. SKELTON and PAT A. SKELTON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAUDE A. NEWMAN, JR. and DEANNE A. NEWMAN, 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 2 in Block 1, Tract No. 1035, GATEWOOD

SUBJECT TO: Covenants, conditions, plat restrictions, reservations, rights, rights of way, and easements now of record, MORTGAGE between James A. Skelton and Pat A. Skelton, husband and wife, Mortgagor, and State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded June 26, 1975 in Book M-75, page 7237, which the grantee herein agrees to assume and pay according to the terms and conditions therein.

(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 \$ 45,900.00. ~~However, the actual consideration consists of or includes other property or value, then set forth in which the whole consideration (indicate which).~~ (The sentence between the symbols \circ , 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 19 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)

STATE OF OREGON,

County of Klamath } ss.

August 19, 1976

Personally appeared the above named James A. Skelton and Pat A. Skelton, his wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-13-80

James A. Skelton

Pat A. Skelton

STATE OF OREGON, County of Klamath } ss.

1976

Personally appeared

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 1st day of SEPTEMBER, 1976, at 3:50 o'clock P.M., and recorded in book M. 76 on page 13685 or as file/reel number 18445, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Unazul Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Claude A. Newman, Jr.
5281 Bartlett
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

5281 Bartlett
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP