

18452

WARRANTY DEED

Vol. 76 Page 13696

KNOW ALL MEN BY THESE PRESENTS, That ROD E. TRAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK P. BAGGELAAR and MARILYN L. BAGGELAAR, 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 16 in Block 11, Tract 1089 of SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northeasterly 5 feet thereof.

SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien but not yet due and payable.
2. Rules, regulation and statutory powers of South Suburban Sanitary District and Enterprise Irrigation District.
3. A 25 foot building setback line from Rio Vista Way, as shown on dedicated plat.
4. An 8 foot utility easement along the rear of lot, as shown by dedicated plat.
5. Restrictions as contained in plat dedication.
6. Conditions and restrictions, including the terms and provisions thereof, imposed by instrument recorded June 29, 1973 in Volume M73 at page 8283, 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 \$ 38,000.00

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 1st day of September, 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)

Rod E. Travis

STATE OF OREGON,

County of Klamath
September 1, 1976

STATE OF OREGON, County of _____, ss.
_____, 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of SEPTEMBER, 1976, at 3:59 o'clock P.M., and recorded in book M. 76 on page 13696 or as file/reel number 18452.

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

WM. D. MILNE

Recording Officer

By Hazel May Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Jack P. Baggelaar
3616 Rio Vista
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
General Services Bldg, 1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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