

1-1-74

18595

WARRANTY DEED

Vol. M 76 Page 13894



KNOW ALL MEN BY THESE PRESENTS, That MARVIN H. HUTCHISON and JOYCE ARLINE HUTCHISON, husband and wife, - - - hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN W. CARELLI and LOZETTA CARELLI, 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: Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31 in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway and ALSO EXCEPTING the following tract of land: Commencing at a point which is the Southwest corner of the SE $\frac{1}{4}$ of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning. SUBJECT TO: That certain mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated : December 29, 1975

Recorded : December 30, 1975 in Volume M75, page 16301, Microfilm Records of Klamath County, Oregon

Amount : \$115,000.00

Mortgagor : Marvin H. Hutchison and Joyce A. Hutchison, husband and wife

(continued on reverse) (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 those listed above and reservations, restrictions, rights of way of record and those apparent on the land, - - -

- - - 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 \$ None

However, the actual consideration consists of or includes other property or value given or promised which is 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 7 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)

STATE OF OREGON,

County of Klamath } ss.
September 7, 1976

Personally appeared the above named
Marvin H. Hutchison and Joyce
Arline Hutchison

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

Before me
(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6-18-78

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 be-
half 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)

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Marvin H. Hutchison

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Martin W. Carelli

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Martin W. Carelli
PO Box 38
Beatty, Oregon
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Martin W. Carelli

PO Box 38
Beatty, Oregon
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

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

WM. D. MILNE

By _____ Recording Officer
DeputySPACE RESERVED
FOR
RECORDER'S USE

Continuation of property description wherein Marvin H. Hutchison and Joyce Arline Hutchison are selling to Martin W. Carelli and Lozetta Carelli:
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs.

which purchasers assume and agree to pay according to the terms thereof including but not limited to all payments and interest which come due prior to the date of this deed and all payments hereafter becoming due.
FURTHER SUBJECT TO: That certain mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated : December 29, 1975

Recorded : December 30, 1975 in Volume M75, page 16303, Microfilm Records of Klamath County, Oregon

Amount : \$23,900.00

Mortgagor : Marvin H. Hutchison

Mortgagee : Steven C. Josse and Mary A. Josse, husband and wife.
which purchasers assume and agree to pay according to the terms thereof including but not limited to all payments and interest which come due prior to the date of this deed and all payments hereafter becoming due.

FURTHER SUBJECT TO: The following taxes and city liens:

Amount : \$205.27 Account No. : 8-3612 Tax Lot 7600

Amount : \$ 39.94 Account No. : 8-3612 Tax Lot 7700

Amount : \$ 21.51 Account No. : 8-3612 Tax Lot 7800

Amount : \$ 93.56 Account No. : 8-3612 Tax Lot 7900

Amount : \$ 48.78 Account No. : 8-3612 Tax Lot 8100

and taxes now a lien but not yet due and payable for the year 1976-77,
which purchasers assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Martin W. and Lozetta Carelli

this 7th day of September A. D. 1976 at 9:40 clock AM., and

duly recorded in Vol. M76, of Deeds on Page 13894

Wm D. MILNE, County Clerk

By Lozetta Carelli

Fee \$6.00