

18967

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DON M. KINSEY, aka DONALD KINSEY, and VERDA M. KINSEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL C. DAILEY and DEBRA J. DAILEY, 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:

See Attached Description Sheet

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Mortgage recorded April 7, 1976 in Volume M76, page 4880, Microfilm Records of Klamath County, Oregon,
Mortgagor: Melvin David Viles and Linda C. Viles, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs
Amount: \$7,600.00, which Mortgage the Grantees herein assume and agree to pay according to the terms contained 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 shown 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 \$ 9,000.00
Ⓞ However, the actual consideration consists of or includes other property or value given or 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 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)

Don M. Kinsey
DON M. KINSEY

Verda M. Kinsey
VERDA M. KINSEY

STATE OF OREGON,)
County of Klamath) ss.
September 2, 1976

STATE OF OREGON, County of) ss.
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Personally appeared the above named Don M. Kinsey and Verda M. Kinsey

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 _____

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

_____ 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: *W. Arlene V. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-21-77

Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Michael and Debra Dailey
818 Prospect
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Dept. Veterans Affairs
1225 Ferry Street S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)
County of _____) ss.
I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/real number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
By _____ Deputy

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14393

MTC NO. 371-1586

DESCRIPTION

Beginning at a point on the Northwestern line of Grant Street, formerly Franklin Street, in Klamath Falls, Oregon, at the point 80 feet Northeasterly thereon from the most Southerly corner of Block 65 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesternly at right angles to Grant Street 65 feet for the point of beginning; thence Northeasterly on a line parallel with Grant Street 40 feet; thence Northwesternly at right angles to Grant Street to the Easterly line of Prospect Street; thence Southerly along the Easterly line of Prospect Street to an intersection with a line starting from the point of beginning, and running parallel to the second course herein described; thence Southeasterly at right angles to Grant Street to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co. 2:24 P.

this 14th day of September A. D. 1976 at ... o'clock M. or

duly recorded in Vol. M76, of Deeds on Page 14392

Wm D. MILNE, County Cl.

By Clara J. De Vere

fee \$6.00