

19100

WARRANTY DEED

Vol M-76 14575

KNOW ALL MEN BY THESE PRESENTS, That A. W. THOMAS, JR. and SUZANNE L. THOMAS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. KELLER and JOAN R. KELLER, 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, Block 2, GATEWOOD TRACT NO. 1035, 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. Right of way, to United States of America, dated June 26, 1905, recorded May 18, 1907 in Volume 22 at page 479, Deed Records of Klamath county, Oregon.
3. An 8 foot utility easement along rear lot line, as shown on dedicated plat.
4. Restrictions as contained in plat dedication.
5. Conditions and restrictions imposed by instrument recorded May 17, 1973 in Volume M73, at page 5995, Microfilm Records of Klamath County, Oregon.
6. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded Oct. 8, 1974 in Vol. M74, page 13142, which the grantees herein agree to assume and 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 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 paid for this transfer includes the property tax value of the premises, which is \$38,000.00.~~ (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 13 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, BAKER } ss.
County of September 13, 1976

Personally appeared the above named
A. W. Thomas, Jr. and Suzanne L. Thomas.

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: March 13, 1978

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)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald R. Keller & Joan R. Keller
4916 Gatewood
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of September, 1976, at 10:19 o'clock A.M., and recorded in book M76 on page 14575 or as file/reel number 19100, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer

Wm. D. Milne

fee \$3.00