

14-74

19113

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Joseph R. Dalton and Frances M. Dalton, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Everett Lee Ward and Lynette June Ward, 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:

The West half of Lot 1, excepting therefrom the North 5 feet thereof and the North 66.5 feet of the West half of Lot 2 in Block 6 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom the rights of the public and the interest of Klamath County in and to the Westerly 5 feet of the above described Property.

## SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. The power of assessment of South Suburban Sanitary District.
3. The power of assessment of Klamath Irrigation District.
4. Reservations and restrictions as contained in deed recorded August 29, 1927 in Deed Volume 77 at page 360.

(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

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 \$ 30,900.00

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 16th 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)

Joseph R. Dalton  
Frances M. Dalton

STATE OF OREGON, )  
County of Klamath ) ss.  
September 16, 1976

Personally appeared the above named  
Joseph R. Dalton and Frances M.  
Dalton, husband and wife

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.  
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:

Mr. & Mrs. John Everett Lee Ward  
4367 Quattrin  
City, 97607  
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 Perry S.E. Salem, OR  
NAME, ADDRESS, ZIP 97310

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 17th day of September, 1976, at 11:06 o'clock A.M., and recorded in book M76 on page 14590 or as file/reel number 19113.

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

Wm. D. Milne, County Clerk  
Recording Officer

fee \$3.00