

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BRUCE J. HUDSON and SHARON L. HUDSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. POLLEY and LENORA L. POLLEY, 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 22, Block 6, TRACT NO. 1035, GATEWOOD, 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. Setback provisions as delineated on the recorded plat.
3. Utility easement as delineated on the recorded plat along rear 8 feet.
4. Restrictions and easement as contained in plat dedication.
5. Covenants, conditions and restrictions and easements, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
6. Mortgage recorded July 28, 1975 in the amount of \$29,925.00 executed by Bruce J. Hudson and Sharon L. Hudson in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Grantees herein agree to assume and pay.

(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,

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 \$39,500.00. However, the actual consideration consists of or includes other property or value given or promised which 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 21st 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)

BRUCE J. HUDSON
SHARON L. HUDSON

STATE OF OREGON, } ss.
County of Klamath
September 21, 1976

Personally appeared the above named
Bruce J. Hudson and Sharon L. Hudson

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 _____, 19____, 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald and Lenora Polley
4800 Glenwood
Klamath Falls, Oregon 97601

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

Dept. of Veterans' Affairs
1225 Ferry 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 21st day of September, 1976, at 3:17 o'clock P.M., and recorded in book m76 on page 14795 or as file/reel number 19265. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne County Clerk
Recording Officer

fee 3.00

Deputy