

19466

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONALD F. McDOWELL and ALBERTA R. McDOWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEO M. MONTEZ and JO ANNE MONTEZ, 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 13 in Block 2 of FIRST ADDITION TO MOYINA, 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 line but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Moyina Improvement District.
4. Easement and Right of Way granted to California Oregon Power Company, by instrument recorded April 5, 1940 in Volume 128, page 267, Deed Records of Klamath County, Oregon.
5. Covenants, conditions and restrictions imposed by instrument recorded May 6, 1960 in Volume 321, page 49, Deed Records of Klamath County, Oregon.
6. A 30 foot building setback from streets as shown on dedicated plat.
7. An 8 foot utility easement along West side of lot as shown on plat dedication.
8. Reservations and restrictions as contained in plat dedication.

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 \$48,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the subject 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 23rd 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,) ss.
County of Klamath)
September 23, 1976

Personally appeared the above named Donald F. McDowell and Alberta R. McDowell

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

Before me: *May B. Putz*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
1976

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:	
Leo M. & Jo Anne Montez	
1240 McClellan Drive	
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 24 day of September, 1976, at 4:05 o'clock PM., and recorded in book M76 on page 15109 or as file/reel number 19466, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer

Barbara De Vere Deputy

fee \$3.00