

1-1-74

10471

WARRANTY DEED Vol. M76 Page

15117



KNOW ALL MEN BY THESE PRESENTS, That ALBERT L. SEIDEL and JULIENE R. SEIDEL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL L. COLLINS and CAROL L. COLLINS, 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 3, Block 1, ROLLING HILLS - TRACT 1099, 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. Drainage easement as shown on dedicated plat.
3. Restrictions and easements as contained in plat dedication.
4. Covenants, conditions and restrictions imposed by instrument recorded October 16, 1974 in Vol. M74, page 13496, and amended by instrument recorded October 1, 1975 in Vol. M75, page 11919.
5. Articles of Association, recorded October 15, 1974, in Vol. M74, page 13469.
6. Trust Deed in favor of Security Savings and Loan Association, recorded February 17, 1976 in Vol. M76, page 2161, 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 \$ 43,000.00. 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 22nd 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)

By: Juliene Seidel, Attorney in fact

STATE OF OREGON,

County of Klamath } ss.
September 22, 1976

Personally appeared the above named Juliene R. Seidel, individually and as attorney in fact for Albert L. Seidel, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Gary Blubaugh, Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of _____) ss.
19____

Personally appeared _____, 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: same as below
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Michael L. & Carol L. Collins 6304 Reeder Road Klamath Falls, Oregon 97601 NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27 day of Sept., 1976, at 8:55 o'clock A.M., and recorded in book M 79 on page 15117 or as file/reel number 19471.

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

Wm D Milne

Recording Officer
By: _____ Deputy
3.00