

1-1-74

20004

WARRANTY DEED

Vol. 76 Page 15851

KNOW ALL MEN BY THESE PRESENTS, That JOHN T. ABRAMS and SHIRLEY A. ABRAMS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. EATON and WANDA M. EATON, 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 1, Block 3, 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. Setback line as delineated on the recorded plat.
3. Utility easement as delineated on the recorded plat, along rear 8 feet.
4. Covenants, conditions and restrictions and easement, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973 in Volume M73, page 5995, Mic rofilm Records of Klamath County, Oregon.

(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, 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 \$41,500.00. 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 7th day of October, 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)

JOHN T. ABRAMS
SHIRLEY A. ABRAMS

STATE OF OREGON,

County of Klamath } ss.
October 7, 1976

Personally appeared the above named
John T. Abrams and Shirley A. Abrams.

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

Notary Public for Oregon
My commission expires: 11/25/76

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Eaton
5300 Bartlett
Klamath Falls, Oregon 97601
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,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of OCTOBER, 1976, at 8:34 o'clock A.M., and recorded in book M-76 on page 15851 or as file/reel number 20004, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Dray Deputy

FEE \$ 3.00