

1-74

20041

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD C. DAVIS and BARBARA A. DAVIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRYL A. HOYT and KATHLEEN A. HOYT, husband and wife

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:

SEELEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien not yet due and payable.
2. Rules, regulations and statutory powers of Klamath Irrigation District and South Suburban Sanitary District.
3. Rights of the public in and to that portion of the premises herein described lying within the limits of Summers Lane.
4. Road Easement over the Westerly 30 feet and easement for alley purposes over the Easterly 20 feet of premises as reserved in Deed recorded August 10, 1939 in Volume 124, page 35 of Deed Records, Klamath County, Oregon.
5. Covenants, conditions, restrictions and easements, imposed by instrument, including the terms and provisions thereof, recorded August 10, 1939 in Volume 124, page 35 of Deed Records of Klamath County, Oregon.

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 specifically 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 \$ 45,000.00. 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 17th 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,)

County of Klamath) ss.

September 18, 1976

Personally appeared the above named Donald C. Davis and Barbara A. Davis

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

(OFFICIAL SEAL)

Before me: Notary Public for Oregon My commission expires: 3-21-77

STATE OF OREGON, County of) ss.

Personally appeared and each for himself and duly sworn, former is the later is the

and that the seal affixed of said corporation and half of said corporation and each of them acknowledged said 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:

Mr. & Mrs. Darryl A. Hoyt
MTC - 0094 5217
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
General Services Building, 1225 Ferry SE
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of)

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

15911

DESCRIPTION

A tract of land described as follows:

Beginning at a point on the West Section line which lies North 1° 12' West a distance of 150.4 feet from the iron pin axle which marks the one quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence; North 88° 57' East and parallel to the East-West quarter line of Section 11, a distance of 342 feet to an iron pin; thence North 1° 12' West parallel to the West Section line of said Section 11, a distance of 75.4 feet to an iron pin; thence South 88° 57' West 342 feet to a point on the said section line; thence South 1° 12' East along section line 75.4 feet, more or less, to the point of beginning; said tract being in the South half Southwest quarter of Northwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of MOUNTAIN TITLE CO
this 8th day of OCTOBER A. D. 1976 at 12:56 o'clock P M. and

duly recorded in Vol. M 76, of DEEDS on Page 15910

FEE \$ 6.00

Wm D. MILNE County Clerk

By Hazel Drayton