

21320

WARRANTY DEED

Vol. 116 Page 17751

KNOW ALL MEN BY THESE PRESENTS, That IVAN E. HORMANN and SHIRLEY J. HORMANN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SANDRA D. McKENNIE, 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 2 in Block 6, Tract 1025, WINCHESTER, 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. Regulations of Klamath Irrigation District.
3. Regulations of South Suburban Sanitary District.
4. A 25 foot building setback from street as shown on dedicated plat.
5. An 8 foot utility easement along the rear of lot.
6. A 25 foot setback line along the front of all lots and a 20 foot building setback line along side street lines; easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches.
7. Covenants, conditions and restrictions imposed by instrument recorded September 9, in Volume M71, page 9617.
8. Trust Deed in favor of First National Bank of Oregon, recorded October 6, 1971 in Volume M71, page 10555, which the grantor herein agrees to assume and pay.

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 \$28,000.00.

~~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 _____ day of _____, 19____; 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)

Ivan E. Hormann
Ivan E. Hormann

Shirley J. Hormann
Shirley J. Hormann

STATE OF OREGON,

County of Linn } ss.
October 30, 1976

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/30/80

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sandra D. McKennie
3814 Mazama Drive
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

First National Bank of Oregon
P. O. Box 3131
Portland, Oregon 97208
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 8 day of Nov, 1976, at 3:18 o'clock P.M., and recorded in book M 76 on page 17751 or as file/reel number 21320,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

Wm D Milne
Recording Officer
By *Paul L. Smith* Deputy

3.00