

1-1-74

21415

WARRANTY DEED

Vol. 76 Page 17874

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. HALL and PEGGY HALL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. PRATT and CONSTANCE A. PRATT, 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 in Block 16 of EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Assessments of Enterprise Irrigation District and South Suburban Sanitary District.
2. Reservations and easements as set forth in plat dedication.
3. Covenants, conditions and restrictions, including the terms and provisions thereof imposed by instrument recorded March 25, 1975 in Volume M75, page 3318, Microfilm 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 \$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 day of November, 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)

Robert E. Hall
ROBERT E. HALL
Peggy Hall
PEGGY HALL

STATE OF OREGON, } ss.
County of Klamath
November 9, 1976

Personally appeared, the above named Robert E. Hall and Peggy Hall, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Arline T. Aldington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of _____) ss.
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: Mr. and Mrs. Pratt
3849 La Marada
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, } ss.
County of Klamath
I certify that the within instrument was received for record on the 10th day of NOVEMBER, 1976, at 12:02 o'clock P.M., and recorded in book M 76 on page 17874 or as file/reel number 21415.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
By *Hazel D. Milne* Recording Officer
Deputy

FEE \$ 3.00

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