

21729

WARRANTY DEED Vol. 76 Page 18311

KNOW ALL MEN BY THESE PRESENTS, That THEODORE RICHARD BURNS and ANNA M. BURNS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYNN T. MCKUNE and CLARIS I. MCKUNE, 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:

Tract 9 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 9; thence South along the East boundary of Lot 9 a distance of 135.47 feet to an iron pin; thence West parallel to the North boundary of Lot 9 a distance of 643.2 feet to an iron pin located on the West boundary of Lot 9; thence North along the West boundary a distance of 135.47 feet to the Northwest corner of Lot 9; thence East along the North boundary of Lot 9 a distance of 643.2 feet, more or less, to the point of beginning.

SUBJECT TO: 1. Assessment power of Klamath Irrigation District; 2. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads, including any portion lying within the limits of Johns Avenue or Avalon Street; 3. Reservations and restriction contained in deed recorded August 15, 1928 in Volume 81, page 114, Deed Records of Klamath County, Oregon; 4. Mortgage, including the terms and (continued)

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 \$37,500.00

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 16 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)

STATE OF OREGON,)
County of Klamath) ss.
November 16, 1976

Personally appeared the above named Theodore Richard Burns and Anna M. Burns

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

Before me, Darlene P. Addington
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of) ss.
November 16, 1976

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 for

Mr. and Mrs. McKune
5708 Avalon
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 St., S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

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 (the) (ref.) number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO: (continued)

provisions thereof, recorded October 4, 1972 in Volume M72, page 11299, Microfilm Records of Klamath County, Oregon in the amount of \$17,800.00 in favor of the Dept. of Veterans' Affairs, which the buyers agree to assume and to pay according to terms and provisions; 5. Easement for the laying and use of water pipe line over a strip of land 2 feet wide as conveyed by instrument recorded May 18, 1973 in Volume M73, page 6009, Microfilm Records of Klamath County, Oregon; 6. Mortgage, including the terms and provisions thereof, recorded January 22, 1975 in Volume M75, page 991, Microfilm Records of Klamath County, Oregon, in the amount of \$5,429.00 in favor of the Dept. of Veterans' Affairs, which buyers herein agree to assume and pay per terms and provisions thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE COthis 17th day of NOVEMBER A. D. 1976 at 12:48 o'clock P.M., onduly recorded in Vol. M 76, of DEEDS on Page 18311

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel H. Hager