

40141008

1-1-74

21731

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JACK H. ROBERTS and KARIN W. ROBERTS, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD ADAMSON and RUTH ADAMSON, 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:

Portions of Lots 76 and 77 in Merryman's Replat of vacated portion of Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 76 of said plat, less a portion described as follows:

Beginning at the Northeastly corner of said Lot 76, thence Southerly along the Easterly line of said Lot 76, 4.67 feet to a point; thence South 72° 12' 35" West 49.83 feet to a point on the Northerly line of said Lot 76; thence Easterly along said Northerly lot line 49.43 feet to the point of beginning.

Also a portion of Lot 77 of said plat, described as follows:

Beginning at the Southwestly corner of said Lot 77, thence Northerly along the Westerly line of said Lot 77, 6.31 feet to a point; thence North 72° 12' 35" East 63.94 feet to point on the Southerly line of said Lot 77; thence Westerly along said Southerly lot line 65.74 feet to the point of beginning.

SUBJECT TO: continued on back
(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

as set forth on back

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 \$ 30,500.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,500.00. 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 8th 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)

Jack H. Roberts
Karin W. Roberts

STATE OF OREGON,

County of Klamath } ss.
November 11, 1976

Personally appeared the above named Jack H. Roberts and Karin W. Roberts, husband and wife,

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

Before me, *Donald V. Brown*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of _____) ss.
November 11, 1976

Personally appeared _____, 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: _____

ROBERTS

GRANTOR'S NAME AND ADDRESS

ADAMSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan Association
2943 So 6th St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 1976,

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

SUBJECT TO:

18316

1. Statutory powers, including the power of assessment of Klamath Irrigation District.
2. Conditions and restrictions, but omitting restrictions based on race, color, religion or national origin, as adopted by plat dedication, recorded February 20, 1951, in Volume 245, page 361, Deed Records of Klamath County.
3. Building restrictions as contained on dedicated plat.
4. Building setback line 20 feet from streets as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 17th day of NOVEMBER A. D. 1976 at 12:48 o'clock p M., and

duly recorded in Vol. N 76, of DEEDS on Page 18315

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Draper