

21937

WARRANTY DEED

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18598

KNOW ALL MEN BY THESE PRESENTS, That JERRY M. ANDERSON and ROXANNE ANDERSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GILBERT C. AXELL, SR. and FLORENCE M. AXELL, 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 29 in Subdivision of Block 125, of MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

All that portion of the strip of land lying contiguous to the northerly boundary of Lot 29, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County records, and between extensions of the easterly boundary line and the westerly boundary line of said Lot to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Volume 38, page 209, filed in the records of Klamath County, State of 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: Covenants, conditions and restrictions, as contained in deed recorded April 12, 1933 in Volume 99, page 555,

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 \$ 23,250.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 19 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

November 19, 1976

Personally appeared the above named Jerry M. Anderson and Roxanne Anderson

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

Before me: *Judy R. Hubal*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of ss.

November 19, 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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of NOVEMBER, 1976, at 1:06 o'clock P. M., and recorded in book M. 76 on page 18598 or as file/reel number 21937, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Judy R. Hubal* Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to

Gilbert C. Axell, Sr.

2545 Orchard Way

Klamath Falls, Oregon

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