

WARRANTY DEED

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22851

HERBERT C. FINLEY and

PAULINE A. FINLEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY JOHN KINDER and GENEVIEVE KINDER, 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, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Right-of-way for electric power transmission and incidentals 225 feet wide, as conveyed to the California Oregon Power Company and shown on the recorded plat (affects rear 112 feet, more or less);

2. Reservations as contained in plat dedication, to-wit: "Subject to: (1) A 20-foot building setback line along the street side of all lots; (2) A 16-foot utility easement centered on the lot lines where shown on the annexed plat; said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress & egress for construction and maintenance of said utilities."

3. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

IF CASE INSTRUMENT, 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 hereinabove set forth,

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 \$ 41,900.00.

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 14th day of December, 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
December 14, 1976

STATE OF OREGON, County of Klamath, ss.
Personally appeared _____, 1976

Personally appeared the above named
Herbert C. Finley and Pauline A.
Finley, husband and wife,

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10-13-78

Before me:
Notary Public for Oregon
My commission expires:

Herbert C. Finley and Pauline A.
Finley, Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS
Larry John Kinder and Genevieve
Kinder

2208 Fairfax
Bakersfield, California 93306

After recording return to:
Mr. and Mrs. Larry John Kinder

NAME, ADDRESS, ZIP

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

FIRST FEDERAL SAVINGS
540 Main St
Klamath Falls, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of DECEMBER, 1976, at 10:49 o'clock A.M., and recorded in book M. 76 on page 19966 or as file/reel number 22851.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Naz Deputy

FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE