

23143

WARRANTY DEED

Vol. 76 Page 20332
CARL L. MEARS and LORETTA MEARS

KNOW ALL MEN BY THESE PRESENTS, That husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD RAY TENNENT and CYNTHIA DIANE TENNENT, 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 15, Block 2 of Tract 1044 known as MEMBLY PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of Klamath Irrigation District.
3. A 25 foot building setback line as shown on dedicated plat.
4. A utility easement along rear 8 feet of lot, and 16 feet along Westerly side of lot.
5. Restrictions contained in plat dedication.

(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 set forth above and apparent upon the land,

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 \$ 44,000.00

Whereas, the actual consideration consists of or includes other property or value given or promised which is the consideration (indicate witness) (The sentence between the symbols © If not applicable, should be deleted. See ORS 93030.)

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 20th 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.

Carl L. Mears
Carl L. Mears

Loretta Mears
Loretta Mears

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
December 20, 1976

STATE OF OREGON, County of _____, ss.
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.

Personally appeared the above named Carl L. Mears and Loretta Mears

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8-12-77

Notary Public for Oregon
My commission expires _____

(OFFICIAL SEAL)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 20th day of DECEMBER, 1976, at 3:47 o'clock P.M., and recorded in book M 76 on page 20330 or as file/reel number 23143. Record of Deeds of said county. Witness my hand and seal of County affixed.

WILLIAM D. MILLNE

Recording Officer

By _____ Deputy

SEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Harold Ray & Cynthia Diane Tennent
5011 Mazama Drive
Klamath Falls, Oregon
NAME ADDRESS ZIP
Dept. of Veterans Affairs
1225 Perry Street, S.E.
Salem, Oregon 97310
NAME ADDRESS ZIP

SPACE RESERVED FOR RECORDER'S USE