

23402

WARRANTY DEED

D. L. EAYRS

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE R. SLINKARD and BETH A. SLINKARD, husband and wife, hereinafter called the grantees, 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 32, Block 2, ROLLING HILLS SUBDIVISION TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Restrictions and easements as contained in plat dedication.
2. Covenants, conditions and restrictions, imposed by instrument recorded October 16, 1974 in Volume M74, page 13496, and amended by instrument recorded October 1, 1975 in Volume M75, page 11919.
3. Articles of Association, imposed by instrument recorded October 15, 1974 in Volume M74, page 13469.
4. The premises herein described are within and subject to the statutory powers of Rolling Hills Road and Drainage Association.

(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 \$ 47,400.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ 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 21st 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, } ss.
County of Klamath
December 21st, 1976

Personally appeared the above named
D. L. Eayrs

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

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

STATE OF OREGON, County of _____) ss.
_____, 19____

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.

Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 27th day of DECEMBER, 1976, at 4:09 o'clock p.m., and recorded in book M. 76 on page 20672 or as file/reel number 23402, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Diaz Deputy
Recording Officer

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS
Jimmie R. & Beth A. Slinkard
6405 Sorrel Court
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

GRANTEE'S NAME AND ADDRESS
After recording return to:
Jimmie R. & Beth A. Slinkard
6405 Sorrel Court
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