

23622

WARRANTY DEED

Vol. 2749

12

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. GEBELIN and ELIZABETH J. GEBELIN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TEDDY R. CRUMRINE and CARLA A. CRUMRINE, 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 14, Block 1, Tract No. 1038, a Re-subdivision of Lots 10 thru 15 in Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Ditch and utility easement together with ingress and egress as shown on dedicated plat.
2. Building setback line 25 feet from Lee Street and 20 feet from Jennie Drive, as shown on dedicated plat.
3. Covenants, conditions and restrictions, imposed by instrument recorded April 29, 1970 in Volume M70, page 3339, Microfilm Records of Klamath County, Oregon.
4. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded May 10, 1974 in Volume M74, page 5834, Microfilm Records of Klamath County, Oregon, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 those 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 \$34,900.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the subject of this 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 31 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)

John D. Gebelin

Elizabeth J. Gebelin

STATE OF OREGON, CALIFORNIA

County of Tulare

December 31, 1976

Personally appeared the above named John D. Gebelin and Elizabeth J. Gebelin

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

Before me:

(OFFICIAL SEAL)

CLAUDINE MARSH

Notary Public for Oregon

My commission expires:

May 23, 1980

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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 be-

half 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

I certify that the within instru-

ment was received for record on the

3rd day of January, 1977,

at 10:25 o'clock A.M., and recorded

in book M77 on page 12 or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne,

Recording Officer

By Hazel _____ Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Teddy R. & Carla A. Crumrine

3833 Barry Street

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