

1-1-74

23656

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEROY G. HUNTER and BARBARA A. HUNTER,
 husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNIE G. ARANT, JR.
 and PHYLLIS L. ARANT, 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 52, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Building setback line 30 feet from street as shown on dedicated plat.
4. Easement as shown on dedicated plat along rear line of lot.
5. Easement for future sewer and utility lines along the back line of all lots as reserved in plat dedication.
6. Reservations contained in instrument recorded June 9, 1954 in Volume 267, page 320, Deed Records of Klamath County, 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 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 \$ 22,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 3rd day of January, 19 77; 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)

LeRoy G. Hunter
 LeRoy G. Hunter

Barbara A. Hunter
 Barbara A. Hunter

STATE OF OREGON, } ss.
 County of Klamath
January 3, 19 77

Personally appeared the above named LeRoy G. Hunter and Barbara A. Hunter

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

(OFFICIAL
 SEAL)

Before me:

W. D. Milne
 Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of Klamath) ss.
January 3, 19 77

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:

W. D. Milne
 Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vernie G. Arant, Jr.
5917 Bryant
Klamath Falls, Ore.

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

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, } ss.
 County of Klamath

I certify that the within instrument was received for record on the 3rd day of January, 19 77, at 3:41 o'clock P. M., and recorded in book M77 on page 82 or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By [Signature] Deputy
 Recording Officer

Fee \$3.00