

1-1-74

23758

WARRANTY DEED

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198

KNOW ALL MEN BY THESE PRESENTS, That KENNETH J. KINION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH MICHAEL HOHMAN and NORA FRANCES HOHMAN, 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 2, Block 2, MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Assessment of South Suburban Sanitary District; 2. Reservations and restrictions as contained in plat dedication; 3. Building setback line 20 feet along streets, as shown on dedicated plat; 4. Public utilities easement 8 feet along rear of each lot as shown on dedicated plat; 5. Covenants, conditions and restrictions including the terms and provisions thereof, imposed by instrument recorded September 4, 1968 in Volume M68, page 8013, Microfilm Records of Klamath County, Oregon; 6. Mortgage, including the terms and provisions thereof, recorded October 3, 1973 in Volume M73, page 13407, Microfilm Records of Klamath County, Oregon, which grantee herein agrees to assume and pay.

(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 shown herein

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 \$39,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 4th day of January, 1977; 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.

Kenneth J. Kinion

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 4, 1977

Personally appeared the above named

Kenneth J. Kinion

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of) ss.

Personally appeared, 1977

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of JANUARY, 1977, at 3:45 o'clock P.M., and recorded in book M. 77 on page 198 or as file/reel number 23758, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel W. [Signature] Deputy Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

Michael and Nora Hohman
6520 Alva Ave.
Klamath Falls, Oregon 97601

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