

1-1-74

23894

WARRANTY DEED

368

KNOW ALL MEN BY THESE PRESENTS, That JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES O. MAPES and BLANCHE M. MAPES, 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 20 in Block 2 of Tract No. 1063, THIRD ADDITION TO VALLEY VIEW

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Valley View; Covenants, easements and restrictions, but omitting restrictions if any, based on race, color, religion or national origin imposed by instrument recorded April 7, 1970 in Book M-70 at page 2696; Covenants, easements and restrictions, but omitting restrictions\*

(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

\* (if any, based on race, color religion or national origin, imposed by instrument recorded September 28, 1972 in Book M-72 at page 11040) 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 \$ 37,000.00

① ~~HOWEVER, THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES~~ (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 7 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 7, 1977

Personally appeared the above named Jessie W. Hurley and Beverly M. Hurley and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Wanda L. Stowell  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-13-80

STATE OF OREGON, County of Klamath

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Jessie W. Hurley & Beverly M. Hurley  
4765 Driftwood  
Klamath Falls, Or 97601  
GRANTOR'S NAME AND ADDRESS

James O. Mapes & Blanche M. Mapes  
3317 Sunshine Place  
Klamath Falls, Or 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. James O. Mapes  
3317 Sunshine Place  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Department of Veterans' Affairs  
1225 Perry Street, SE  
Salem, OR 97310 Loan No. M-59646  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, County of KLAMATH

I certify that the within instrument was received for record on the 7th day of JANUARY, 1977, at 3:50 o'clock P.M., and recorded in book M 77 on page 368 or as file/reel number 23894

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Draz Recording Officer  
Deputy  
FEE \$ 3.00