

24009

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROGER W. SCHOOLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH TORGERSON
and EMMA J. TORGERSON, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 69, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Conditions and restrictions, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
3. Building restrictions as contained on dedicated plat.
4. Building setback line 20 feet from streets as shown on the dedicated plat.
5. Irrigation ditch along the Northerly line of premises as shown on dedicated plat.

(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 as set forth above:

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 \$ 4,200.00.

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 _____ 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)

Roger W. Schooler
Roger W. Schooler

STATE OF OREGON,)
County of Klamath) ss.
January, 19 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 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: MAR 4 1980

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paddock Realty
2972 So. Sixth
Klamath Falls, OR
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of KLAMATH) ss.

I certify that the within instru-
ment was received for record on the
11th day of JANUARY, 19 77,
at 11:34 o'clock A.M., and recorded
in book M-77 on page 495 or as
file/reel number 24009,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel D. Dyer
Recording Officer
Deputy

FEE \$ 3.00