

24173

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert S. Green and Vivian M. Green, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elfie L. Cottle

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:

The East 216 feet of Lot 33, Block 49, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject, however, to the following:

1. Easements and reservations as contained in plat dedication, to-wit: "Said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities, a 40-foot building setback on all lots adjacent Highway 66 and to all easements and reservations of record."

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 3,000.00

~~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 ~~Ⓢ~~, 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 20th 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)

STATE OF OREGON,

County of KlamathDecember 20th, 1976

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

and 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.

Notary Public for Oregon

My commission expires:

Personally appeared the above named Robert S. Green and Vivian M. Green, husband and wife

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

Before me, Walter S. Luster

Notary Public for Oregon

My commission expires: Sept 29, 1978

After recording return to Elfie L. Cottle

Box 1304 630-C

Bonanza, OR

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 14th day of JANUARY, 1977, at 11:19 o'clock A.M., and recorded in book M. 77 on page 743 or as file/rec'd number 24173, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Chazy Deputy

FEE \$ 3.00