

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHURCH OF GOD OF OREGON, HEADQUARTERS, CLEVELAND, TENNESSEE, INC., an Oregon corporation, who acquired title as CHURCH OF GOD OF OREGON, INC. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NORMAN LEE HAMNER and DIANNE F. HAMNER, husband 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 3, Block 1, WINCHESTER - TRACT NO. 1007, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77 assessed in the amount of \$324.95 less partial payment of \$160.86.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Klamath Irrigation District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Easement 16 feet along rear of lot as shown on dedicated plat.
6. Reservations contained in plat dedication.
7. Covenants, conditions and restrictions, imposed by instrument recorded September 21, 1970 in Volume M70, page 8316.
8. Trust Deed in favor of Firstbank Mortgage Corporation, recorded May 17, 1973 in Volume M73, page 5985, which the grantees herein agree to assume and pay according to the terms.

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 \$ 27,000.00. ~~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 17th 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.

CHURCH OF GOD OF OREGON, HEADQUARTERS, CLEVELAND, TENNESSEE, INC., AN OREGON CORPORATION

By: *Rev. Charles R. Griffin*
Reverend Charles R. Griffin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
January 17, 1977

Personally appeared the above named

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
January 17, 1977

Personally appeared Reverend Charles R. Griffin

who, being duly sworn, each for himself and not one for the other, did say that the former is the duly authorized by the Board of Directors

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:
Notary Public for Oregon
My commission expires: 8-12-77

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Norman Lee Hamner, et ux
4217 Sturdivant
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

Firstbank Mortgage Corp.
Securities Building
Seattle, Wa. 98101
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 17th day of JANUARY, 1977, at 12:24 o'clock PM., and recorded in book M. 77 on page 835 or as file/reel number 24239, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By: *Hazel Dragan* Recording Officer
Deputy

FEE \$ 3.00