

WARRANTY DEED

Vol. 77 Page 2160

KNOW ALL MEN BY THESE PRESENTS, That RONALD A. WILLIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. JORDAN and DOROTHY A. JORDAN, 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 10 in Block 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Assessments of South Suburban Sanitary District; 2. Building setback line 25 feet from front of lot as shown on dedicated plat; 3. A 16 foot utility easement along rear of lot; 4. Reservations and restrictions as shown on dedicated plat; 5. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon; 6. Covenants, conditions and restrictions, including the terms and provisions thereof, imposed by instrument recorded December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.

(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 \$ 34,500.00. 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 _____ day of January, 19 77; 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.

RONALD A. WILLIS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ ss.
January 21, 19 77.Personally appeared the above named
Ronald A. Willis

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

(OFFICIAL SEAL)

Before me:

JONNA RICK

Notary Public for Oregon

My commission expires: 7/21/77

STATE OF OREGON, County of _____ ss.

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 ofa 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 4th day of FEBRUARY, 19 77, at 12:26 o'clock P.M., and recorded in book M 77 on page 2160 or as file/reel number 25065

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

WM. F. MILNE

By _____ Recording Officer
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. Jordan
4714 Pepperwood
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry St., S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP