

25124

## WARRANTY DEED

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AARON E. ABTS and LOIS M. ABTS, 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 12 in Block 5 of TRACT 1007 WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

SUBJECT TO:  
1. The premises herein described are within and subject to the regulations of Klamath Irrigation District. 2. The premises herein described are within and subject to the regulations of South Suburban Sanitary District. 3. Building setback line 25 feet from street and 20 feet from side street lines as shown on dedicated plat. 4. Easement 8 feet along rear of lot as shown on dedicated plat. 5. Reservations contained in plat dedication. 6. Covenants, conditions and restrictions imposed by instrument recorded September 21, 1970 in Volume M70, page 8316, Microfilm Records of Klamath County, Oregon. 7. Mortgage in favor of the State of Oregon represented and acting by the Director of Veterans' Affairs, recorded June 12, 1975 in Volume M75, page 6577, Microfilm Records of Klamath County, Oregon, which the grantees herein agree to assume and pay according to the terms contained therein.

(IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 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 \$ 51,000.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 3rd day of February, 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 ) ss.  
February 4 1977.

Personally appeared the above named Larrel D. Hays and Francine S. Hays.....

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *Judy Blubaugh*  
Notary Public for Oregon  
My commission expires: 8-12-77

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:

**Notary Public for Oregon**  
My commission expires:

(OFFICIAL  
SEAL)

STATE OF OREGON, } ss  
County of CLATSOP, }

I certify that the within instrument was received for record on the 8th day of FEBRUARY, 1977, at 8:43 o'clock A.M., and recorded in book M 77 on page 2248 or as file/reel number 25121.

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

WM. D. MILNE  
Recording Officer  
By *H. L. [Signature]* Deputy

SEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

**After recording return for:**

Aaron E. & Lois M. Abst  
2029 Park Ave.  
Klamath Falls, ORE.

*(continued)*

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