

25431

WARRANTY DEED

Vol. 77 Page 2650
MILNE'S LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM RANSOM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM A. MADDALENA and SHARAN MADDALENA, husband and wife, 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 20 in HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 150 feet of the Southerly 12 feet of the herein described property.

SUBJECT TO:

1. Assessment power of Enterprise Irrigation District and South Suburban Sanitary District
2. Covenants, easements and restrictions, imposed by instrument, including the terms and provisions thereof, recorded March 9, 1943 in Book 153 at page 418, Deed Records.

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

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 \$ 42,500.00. 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 11 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.

Willie C. Ransom
WILLIAM RANSOM

STATE OF OREGON,
County of KLAMATH } ss.
February 11, 1977

Personally appeared the above named
William Ransom

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

STATE OF OREGON, County of } ss.
February 11, 1977

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 _____

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William A. Maddalena
3710 Madison
Klamath Falls, Oregon 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$3.00

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 14th day of February, 1977, at 12:22 o'clock P. M., and recorded in book M77 on page 2650 or as file/reel number 25431

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

WM. D. MILNE

By Hazel Dray Deputy
Recording Officer