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Y STREET S.E. • SALEM, OREGON • 97310

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ans dated May 1, 1976,
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remitted to this office.

RECEIVED
FEB 17 1977

AMATH; ss.
ENDERSON ATTY
11:46
D. 19 77 at o'clock A.M., and
REDS on Page 2886
Wm. D. MILNE, County Clerk
By Deputy

FORM No. 633—WARRANTY DEED (Individual) or Corporate) MTG 1023-2773 TRANSUE-HESS LAW STATIONERS, PORTLAND, OR. 97205

1-1-74 25613 WARRANTY DEED Vol. M77 Page 2890

KNOW ALL MEN BY THESE PRESENTS, That D. LEE EDDY and DOROTHY M. EDDY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOB H. RIDER and MARY JANE RIDER, 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 7, Block 5, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Assessments of Enterprise Irrigation District and South Suburban Sanitary District; 2. Building setback line 25 feet from street as shown on dedicated plat; 3. Public utilities easement - rear 8 feet as shown on dedicated plat; 4. Reservations, easements and restrictions as contained in plat dedication; 5. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recording June 7, 1971 in Volume M71, page 5502, 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 $ 37,425.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration (indicate which).① (The sentence between the symbols ①, 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* February, 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.*

D. Lee Eddy

D. LEE EDDY

Dorothy M. Eddy

DOROTHY M. EDDY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss. February 17th, 19 77

Personally appeared the above named D. Lee Eddy and Dorothy M. Eddy and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: John D. Boehner

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 1/23/81

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

D. Lee Eddy & Dorothy M.
1502 Austin Street
City 97601
GRANTOR'S NAME AND ADDRESS

Bob H. Rider & Mary Jane
3811 Grenada Way
City
GRANTEE'S NAME AND ADDRESS

After recording, return to:
Bob and Mary Jane Rider
3811 Grenada
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

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 FEBRUARY, 19 77, at 12:19 o'clock P.M., and recorded in book M 77 on page 2890 or as file/reel number 25613
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE, Recording Officer
By Deputy

FEE $ 3.00

'77 FEB 17 P2:12 T-6