

2889

Y STREET S.E. • SALEM, OREGON • 97310

creation, permission is
 granted dated May 1, 1976,
 Agency.

condition that the annual
 fee be remitted to this office

RECEIVED
 FEB 17 1977

KAMATH, R.

ENDERSON, ATTY

11:46

D. 19 77 at o'clock A. M. and

REDS on Page 2889

W. D. MILNE, County Clerk

W. D. Milne
 County Clerk

25613

WARRANTY DEED

Vol. 77 Page 2890

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 ap-
 pertaining, 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
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 95.030.)

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 on the 17th 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,
 attach corporate seal)

D. Lee Eddy
 D. LEE EDDY
Dorothy M. Eddy
 DOROTHY M. EDDY

STATE OF OREGON,

County of Klamath

February 17th 1977

Personally appeared the above named

D. Lee Eddy and Dorothy M.

Eddy

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

W. D. Milne
 W. D. MILNE
 Notary Public for Oregon
 My commission expires: 1/23/81

STATE OF OREGON, County of

19

Personally appeared

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)

D. Lee Eddy & Dorothy M.

1502 Austin Street

City 97601

GRANTOR'S NAME AND ADDRESS

Bob H. Rider & Mary Jane

3811 Grenada Way

City

GRANTOR'S NAME AND ADDRESS

Bob and Mary Jane Rider

3811 Grenada

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Shall a change in registered address be sent to the following address:

Dept. of Veterans Affairs

1225 Ferry St., S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath

I certify that the within instru-
 ment was received for record on the
 17th day of FEBRUARY, 1977,
 at 12:19 o'clock P.M., and recorded
 in book M-77 on page 2890 or as
 file/real number 25613

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

W. D. MILNE

W. D. Milne
 Recording Officer
 Deputy

FEE \$ 3.00