FORM No. 633—WARRANTY DEED (Individual or Corporate).   MTC 2953   Vol. M77 Page 4610
STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74   26906   WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT AUGUST NOSEN, JR. and JUDITH ANN NOSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. HALL and SANDRA L. HALL, 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 3 in Block 14 of TRACT 1072, THIRD ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:
1. Regulations of South Suburban Sanitary District.
2. A 25 foot building setback from STurdivant Avenue.
3. A 16 foot utility easement along rear lot line as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Easement for right of way, recorded March 16, 1972 in Volume M72, page 2862, 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 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 $43,250.00. ⓞ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 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 18th day of March, 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)

Robert August Nosen Jr.
Judith Ann Nosen

STATE OF OREGON,   ) ss.
County of Klamath   )
March 18, 1977

Personally appeared the above named Robert August Nosen, Jr. and Judith Ann Nosen and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert R. Hall
1204 Tamera Drive
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,   ) ss.
County of KLAMATH   )

I certify that the within instrument was received for record on the 18th day of MARCH, 19 77, at 3:25 o'clock P.M., and recorded in book M 77 on page 4610 or as file/reel number 26906, Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

WM. D. MILNE
Recording Officer
By .... Deputy

FEE $ 3.00