

27248

WARRANTY DEED

MTC 3085

Vol. 77 Page 5069

KNOW ALL MEN BY THESE PRESENTS, That CARL R. SHANER and MARILYN K. SHANER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. WALLIN and SYBIL G. WALLIN, 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 5, Block 2, CASA MANANA, 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. Reservations and easements, as set forth in deed dated September 27, 1946, recorded August 11, 1950 in Volume 241, page 192, Deed Records of Klamath County, Oregon.
3. Building setback line 20 feet along front and street side of lot as shown on dedicated plat.
4. Public utilities easement over rear 10 feet of lot as shown on dedicated plat.
5. Reservations contained in plat dedication.
6. Conditions and restrictions recorded May 10, 1963 in Miscellaneous Volume 14, page 480, 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 those 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 \$29,900.00. 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 23rd 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)

Carl R. Shaner

Marilyn K. Shaner

STATE OF OREGON, County of Alameda

March 23, 1977

STATE OF OREGON, County of Alameda

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: 4-8-77

Notary Public for Oregon

My commission expires:

OFFICIAL SEAL

NOTARY PUBLIC - CALIFORNIA
ALAN HUNT
ALAMEDA COUNTY
My Commission Expires April 8, 1977

Personally appeared the above named Carl R. Shaner and Marilyn K. Shaner

and acknowledged the foregoing instrument their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-8-77

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John E. Wallin
5624 Casa Way
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,

County of Klamath

I certify that the within instrument was received for record on the 28th day of MARCH, 1977, at 9:41 o'clock A.M., and recorded in book M 77 on page 5069 or as file/reel number 27248.

Record of Deeds of said county.

Witness my hand and seal of County attested.

WM. D. MILNE

Recording Officer

Deputy

FEE \$ 3.00