

27768

WARRANTY DEED

Vol. 77 Page 5819

KNOW ALL MEN BY THESE PRESENTS, That RODNEY M. BOWERS and MARY ANN BOWERS,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE L. RARRICK and GLORIA B. RARRICK, 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 8 in Block 9 of THIRD 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. Rules, regulations and statutory powers of South Suburban Sanitary District and Enterprise Irrigation District.
2. Building setback line 25 feet from Redondo Way as shown on dedicated plat.
3. Irrigation and utility easement as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Covenants, conditions and restrictions imposed by instrument, recorded May 14, 1971 in Volume M71 at page 4407, Microfilm Records of Klamath County, Oregon.
6. Assessments of Sunset Lighting District.

(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 hereinabove

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 \$ 39,000.00. 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 5th day of April, 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)

STATE OF OREGON,)
County of Klamath) ss.
April 7, 1977

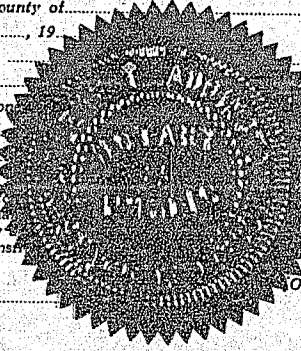
Personally appeared the above named
Rodney M. Bowers and
Mary Ann Bowers
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires: 3-22-81

STATE OF OREGON, County of) ss.
Personally appeared)
each for himself and not on)
and that the seal affixed)
of said corporation and the)
half of said corporation by)
them acknowledged said inst)
Before me:

Notary Public for Oregon
My commission expires:



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Clarence L. Rarrick
3923 Redondo Way
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
General Services Bldg. 1225 Ferry 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 instru-
ment was received for record on the
7th day of APRIL, 1977,
at 12:21 o'clock P.M., and recorded
in book M 77 on page 5819 or as
file/reel number 27768

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE

Recording Officer

By Hazel Magee Deputy

FEE \$ 3.00