

MTC 1228-3157

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEELE LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

28230

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LE ROY F. HARDENBROOK and
VERA M. HARDENBROOK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT C. COX and ETHEL E. COX, 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 21 of MOYINA, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

SUBJECT TO: Statutory powers and assessment of South Suburban Sanitary District;
Building setback line, utility and sewer easement along rear 10 feet of lot as
shown on dedicated plat; and reservations contained on plat dedication;

(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 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 \$ 11,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
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 17 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)

LeRoy F. Hardenbrook
LeRoy F. Hardenbrook

Vera M. Hardenbrook
Vera M. Hardenbrook

STATE OF OREGON, }
County of Klamath } ss.
April 17, 1977

Personally appeared the above named
LeRoy F. Hardenbrook and Vera M.
Hardenbrook

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: April 7, 1977

STATE OF OREGON, County of Klamath } ss.
April 17, 1977

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 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:
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Robert C. Cox
6308 Sage Way
Klamath Falls, Oregon

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veterans' Affairs
1225 Ferry Street SE
Salem, OR 97310 Loan No. M-65045

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
18th day of APRIL, 1977,
at 12:52 o'clock P.M., and recorded
in book M. 77 on page 6300 or as
file/reel number 28230,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE
By Hazel May Deputy
Recording Officer

FEE \$ 3.00