

28536

WARRANTY DEED

Vol. 77 Page 6941

STATE OF OREGON, LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That DARYL WAYNE MITCHELL and

BELINDA JO MITCHELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by husband and wife

RONALD K. EICHELKRAUT & BARBARA C. EICHELKRAUT, 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 1, Block 3, SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 20' thereof.

SUBJECT TO: 1. Regulations of South Suburban Sanitary District. 2. Regulations of Enterprise Irrigation District. 3. Building setback line 20 feet from street as shown on dedicated plat. 4. Utility easement as shown on dedicated plat. 5. Reservations as contained in plat dedication. 6. Covenants, conditions and restrictions imposed by instrument recorded in Volume M67, page 4004. 7. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded in Volume M75, page 522, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on 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 \$ 37,500.00.

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 8 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)

Daryl Wayne Mitchell
Belinda Jo Mitchell

STATE OF OREGON,

County of Klamath

ss. April 8, 1977

Personally appeared the above named

Daryl Wayne Mitchell and Belinda Jo Mitchell

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of

ss.

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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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr & Mrs Daryl W. Mitchell

5808 Harlan Dr.

Klamath Falls, Ore.

GRANTOR'S NAME AND ADDRESS

Ronald K. Eichelkraut

5808 Harlan Dr.

Klamath Falls, Ore.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eichelkraut

Same as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

D.V.A.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 22nd day of APRIL, 1977, at 3:22 o'clock P. M., and recorded in book M. 77 on page 6941 or as file/reel number 28536.

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

WM. D. MILNE

Recording Officer

By Hazel L. Haglund Deputy

FEE \$ 3.00