

L#014175 MTC-3264

FORM No. 633-1—WARRANTY DEED.

1967 SN

28678

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STEVENS-NESS L. 11865 PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Floyd L. Phelps and Susan Bea Phelps, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joe L. Primm and Joan D. Primm, Husband and wife,

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 12 in Block 1 of BEL-AIRE GARDENS, 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 20 feet from street as shown on dedicated plat.
3. Utility easement as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Covenants, conditions and restrictions, imposed by instrument, recorded July 10, 1963 in Volume 346, page 441, Deed Records of Klamath County, Oregon.
6. Right of Way, as disclosed by instrument recorded June 15, 1965 in Volume 362 at page 292, Deed 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 hereinabove.

and that grantor will warrant and forever defend the above granted 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 \$38,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 13th day of April, 1977.

Floyd L. Phelps Jr.
Susan Bea Phelps

STATE OF OREGON, County of Klamath) ss. April 25, 1977
Personally appeared the above named Floyd L. Phelps and Susan Bea Phelps

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

Before me: *Shasta N. Brown*
Notary Public for Oregon
My commission expires 11-12-78

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
SHASTA PLAZA BRANCH	
First Federal Savings & Loan Association	
OF KLAMATH NAME ADDRESS PHONE	
Until a change is requested all tax statements shall be sent to the following address:	
SHASTA PLAZA BRANCH	
First Federal Savings & Loan Association	
OF KLAMATH NAME ADDRESS PHONE	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of APRIL, 1977, at 2:24 o'clock PM., and recorded in book M77 on page 7105 or as file/reel number 28678. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Shasta N. Brown* Deputy

FEE \$ 3.00