

29765

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CLAUDE A. NEWMAN, JR. and DEANNE A.

NEWMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM D. MANN

and ANNE D. MANN, 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 2 in Block 1, TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way, dated June 26, 1905, recorded May 18, 1907 in Volume 22, page 479.
2. A 25 foot building setback line from Bartlett Ave., as shown on dedicated plat.
3. An 8 foot utility easement along the lot sideline and a 16 foot utility easement along the rear of lot, as shown on dedicated plat.
4. Restrictions as contained in plat dedication.
5. Conditions and restrictions, imposed by instrument, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
6. Mortgage, dated, June 25, 1975, Recorded June 26, 1975 in Volume M75, page 7237, Microfilm Records of Klamath County, Oregon, which Grantees agree to assume and pay.

(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 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 \$48,900.00.

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 17 day of May, 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)

Claude A. Newman, Jr.  
Claude A. Newman, Jr.  
Deanne A. Newman  
Deanne A. Newman

STATE OF OREGON,

County of Klamath } ss.  
May 17, 1977

Personally appeared the above named

Claude A. Newman, Jr. and Deanne A. Newman

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

STATE OF OREGON, County of } ss.

1977

Personally appeared \_\_\_\_\_ and

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:

Mr. &amp; Mrs. Claude A. Newman, Jr.

GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. William D. Mann

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. &amp; Mrs. Claude A. Newman, Jr.

5281 Bartlett  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

DVA  
Acclaim COR MTC

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the

18th day of MAY, 1977,

at 10:28 o'clock A.M., and recorded

in book M77 on page 8641 or as

file/reel number 29765.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

W. D. MILNE COUNTY CLERK

Recording Officer

By A. J. Magee Deputy

FEE \$ 3.00