

29786

WARRANTY DEED

Vol. 17 Page 8670

KNOW ALL MEN BY THESE PRESENTS, That GLENN DEHLINGER and DOROTHY DEHLINGER, husband and wife, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. CHARLES, 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 5 in Block 1 of Tract No. 1109, CHALET VISTA.
Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District;
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of CHALET VISTA, including utility easements as delineated on the recorded plat along the side and back lot lines being 16 feet in width and set back provisions 50 feet from the front and side lot lines;
3. Covenants, easements & restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever, recorded 8/28/74, Bk. M-74, Page 10502
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 hereinabove set forth,

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 \$ 18,000.00.

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 11 day of October, 19 76; 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)

Glenn Dehlinger

Dorothy Dehlinger

STATE OF OREGON,
County of Klamath, ss.
October 11, 19 76

Personally appeared the above named
Glenn Dehlinger and Dorothy Dehlinger

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

Before me:
(OFFICIAL SEAL) Steven A. Stachurski
Notary Public for Oregon
My commission expires: 6-13-80

STATE OF OREGON, County of Klamath, ss.
Personally appeared _____, 19 _____

_____ 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 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: _____

Glenn Dehlinger & Dorothy Dehlinger
Rt. 2, Box 674, Hill Road
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. James D. Charles
606 South Sixth Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. James D. Charles
606 South 6th Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. James D. Charles
606 South 6th Street
Klamath Falls, Oregon 97601
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, 19 77, at 3:02 o'clock P.M., and recorded in book M77 on page 8670 or as file/reel number 29786, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Maguel Maguel Recording Officer Deputy

FEE \$ 3.00