

1-1-74

29950

WARRANTY DEED

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8881

KNOW ALL MEN BY THESE PRESENTS, That HARVEY LEON SUWOL and LOIS ANN SUWOL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN DALE REEDER and BONNIE J. REEDER, 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 11 in Block 2, WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk 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 A 20 foot building setback from street as shown on dedicated plat; An 8 foot utility easement along rear of lot line as shown on dedicated plat; Reservations as contained in plat dedication; Covenants and restriction, recorded April 25, 1961, Vol. 329, pg. 91, Deed Records, Kl. Co., Oregon 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 \$ 44,500.00. 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 91.030.)

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 20 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)

STATE OF OREGON,

County of Klamath

May 20, 1977.

Personally appeared the above named Harvey Leon Suwol and Lois Ann Suwol.

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

BEFORE ME:  
(OFFICIAL SEAL)

Gerald A. Page  
Notary Public for Oregon

My commission expires: APRIL 24, 1981

STATE OF OREGON, County of Klamath ss.

Personally appeared \_\_\_\_\_, 1977.

\_\_\_\_\_ 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:  
Notary Public for Oregon

My commission expires: APRIL 24, 1981

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of MAY, 1977, at 10:47 o'clock A.M., and recorded in book M77 on page 8881 or as file/reel number 29950.

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

WM. D. MILNE

Recording Officer

By Hazel D. Page Deputy

FEE \$ 3.00

After recording return to:

First Federal  
540 Main  
City

NAME, ADDRESS, ZIP

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

Allen Reeder  
3432 Redwood Dr.

NAME, ADDRESS, ZIP