

30221

WARRANTY DEED

Vol. 77 Page

9315

KNOW ALL MEN BY THESE PRESENTS, That DEL. ROY HENDRICKSON and ELIZABETH M.

HENDRICKSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KATHLEEN D. McCLAY

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:

A parcel of land situate in Block 24 of ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point of the West right of way line of Tiffany Street, said line being also the East line of Block 24 of Eldorado Heights Addition, from which the Northeast corner of said Block 24 bears North 0° 18' East 54.00 feet distant; thence North 89° 42' West 125.41 feet; thence South 15° 45' 10" West 72.63 feet; thence South 89° 42' East 144.76 feet, more or less, to the East line of said Block 24; thence North 0° 18' East 70.00 feet to the point of beginning.

(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 on reverse)

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 \$ 36,900.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,900.00~~

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 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

ss.

Personally appeared the above named Del. Roy Hendrickson and Elizabeth M. Hendrickson, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of ss.

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 be-

half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kathleen D Mc Clay
1941 Van Ness
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

Dept. of Del.
1225 Ferry St. SE
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-

ment was received for record on the

day of 19

at o'clock M., and recorded

in Book on page or as

file/real number

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By

Recording Officer

Deputy

SUBJECT TO:

9316

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions, imposed by instrument, including the terms and provisions thereof, as contained in dedicated plat of ELDORADO HEIGHTS ADDITION.
3. Easement for sewer line, including the terms and provisions thereof, given by Paul W. McAtee and Evelyn F. McAtee, husband and wife, to City of Klamath Falls, dated July 22, 1963, recorded July 25, 1963, Deed Volume 346, page 664, records of Klamath County, Oregon.
4. Mortgage in favor of State of Oregon, represented and acting by the Director of Veterans Affairs, recorded September 17, 1974 in Volume M74, Page 12316, Microfilm Records of Klamath County, Oregon, which the grantee herein agrees to assume and pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO
this 27th day of MAY A. D. 1977 at 2:29 P M, and
duly recorded in Vol. M77, of DEEDS on Page 9315
FEE \$ 6.00

Wm D. MILNE, County Clerk
By Harold D. Dwyer