

30254

WARRANTY DEED

Vol. 77 Page 9368

KNOW ALL MEN BY THESE PRESENTS, That DONALD W. MILANI and VELDA L. MILANI, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. HAWKINS, 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 12 in Block 57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Mortgage, including the terms and provisions thereof, recorded December 13, 1974 in Volume M74, page 15891, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, Represented and acting by the Director of Veterans' Affairs, which Mortgage, the Grantees herein assume and agree to pay according to the terms and conditions as contained therein.

(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

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 \$24,500.00. 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 27th 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)

Donald W. Milani  
Velda L. Milani

STATE OF OREGON, }  
County of Klamath } ss.  
May 27, 1977

Personally appeared the above named  
Donald W. Milani and Velda L. Milani

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of } ss.  
1977

Personally appeared \_\_\_\_\_ 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:

Donald W. Milani ; Velda L. Milani

GRANTOR'S NAME AND ADDRESS

Charles A. Hawkins

GRANTEE'S NAME AND ADDRESS

Charles A. Hawkins

After recording return to:

Charles A. Hawkins

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Department of Veterans' Affairs  
General Services Building  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 31st day of MAY, 1977, at 9:26 o'clock AM, and recorded in book M77 on page 9368 or as file/reel number 30254.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
By \_\_\_\_\_ Deputy

FEE \$ 3.00