

30955

KNOW ALL MEN BY THESE PRESENTS, That JACK E. MILNER and JULIA A. MILNER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AARON ABTS and LOIS ABTS, husband and wife

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 4 in Block 4 of TRACT NO. 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Rules, regulations and statutory powers, of Klamath Irrigation District and South Suburban Sanitary District.
2. Building setback line 25 feet from street as shown on dedicated plat.
3. Easement 16 feet along rear of lot as shown on dedicated plat.
4. Reservations contained in plat dedication.
5. Covenants, conditions and restrictions, recorded September 21, 1970 in Volume M70, page 8316, Microfilm Records of Klamath County, Oregon.
6. Mortgage, including the terms and provisions thereof, recorded October 18, 1976 in Volume M76, page 16477, 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.

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 \$ 29,119.11

However, the actual consideration consists of or includes other property or value given or promised which is 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 13th day of June, 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.

Handwritten signatures of Jack E. Milner and Julia A. Milner.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, June 13, 19 77

STATE OF OREGON, County of ... 19 ... ss.

Personally appeared the above named Jack E. Milner and Julia A. Milner

Personally appeared ... 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

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

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.

Notary Public for Oregon, My commission expires: 5/26/78

Notary Public for Oregon, My commission expires:

Jack E. Milner & Julia A. Milner

STATE OF OREGON, County of KLAMATH

GRANTOR'S NAME AND ADDRESS Aaron Abts & Lois Abts

I certify that the within instrument was received for record on the 14th day of JUNE, 19 77, at 9:06 o'clock A.M., and recorded in book M77 on page 10325 or as file/reel number 30955 Record of Deeds of said county. Witness my hand and seal of County affixed.

GRANTEE'S NAME AND ADDRESS

SPACE RESERVED FOR RECORDER'S USE

After recording return to: Aaron Abts & Lois Abts, 1701 Memorial Lane, City

NAME, ADDRESS, ZIP Dept. of Veterans' Affairs, 1225 Ferry St., Salem, OR 97310

WM. D. MILNE Recording Officer, Hazel Onagie Deputy

FEE \$ 3.00