

31703

KNOW ALL MEN BY THESE PRESENTS, That VICTOR V. ASTLE and PAULINE A. ASTLE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VICTOR V. ASTLE, II and MATILDA M. ASTLE, 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 2, Block 5, TRACT 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Regulations of Klamath Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Building setback line 25 feet from street and 20 feet from side street lines as shown on dedicated plat.
4. Easement 8 feet along rear of lot as shown on dedicated plat.
5. Reservations contained in plat dedication.
6. Covenants, conditions and restrictions imposed by instrument recorded September 21, 1970 in Volume M70, page 8316.

(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 above and apparent upon the land,

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 \$ 30,000.00

~~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 ①, 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 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 27, 1977

Personally appeared the above named Victor V. Astle and Pauline A. Astle

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

(OFFICIAL SEAL)

Before me: Judy B. Blubaugh  
Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 28th day of JUNE, 1977, at 10:48 o'clock A.M., and recorded in book M77 on page 11374 or as file/reel number 31703, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By Hazel Gray, Deputy  
Recording Officer  
FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Victor V. Astle, II & Matilda M. Astle  
4331 Myrtlewood Drive  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Security Savings  
222 S. Sixth Street  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP