

1-1-74

31998

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID L. ANTLEY and RHONDA A. ANTLEY,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. FISHER
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 22 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. A 20 foot building setback from Climax Avenue, as shown on dedicated plat.
3. An 8 foot utility easement along the rear of lot, as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Conditions and restrictions, as contained in deed recorded September 28, 1949,
 in volume 234, page 248.
6. An easement created by instrument recorded May 28, 1956 in Volume 283, page 413.
7. Trust Deed in favor of First Federal Savings and Loan Association, recorded May
 11, 1976 in Volume M76, page 6992, which the grantee herein agrees to assume and
 pay according to the terms 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 \$ 48,000.00

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 5th day of July, 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)

David L. Antley
Rhonda A. Antley

STATE OF OREGON,)
 County of Klamath) ss.
July 5, 1977

Personally appeared the above named David L. Antley and Rhonda A. Antley

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
 SEAL)

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 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:

Charles A. Fisher
403 Main
Klamath Falls, Oregon
 NAME, ADDRESS, ZIP

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

First Federal Savings
540 Main Street
Klamath Falls, Oregon
 NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
5th day of July, 1977,
 at 3:32 o'clock P.M., and recorded
 in book M77 on page 11800 or as
 file/reel number 31998;
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. Milne

Recording Officer

By Hazel Hazen Deputy

Fee \$3.00

SPACE RESERVED
 FOR
 RECORDER'S USE