

33058

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That NOBLE L. HODGIN and GERTRUD HODGIN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL K. EWERT and PATRICIA A. EWERT, 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 32, Block 1, KELENE GARDENS FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rules, regulations and statutory powers, of Klamath Irrigation District and South Suburban Sanitary District.
3. A 20 foot building setback as shown on dedicated plat.
4. An 8 foot utility easement along rear of lot as shown on dedicated plat.
5. Restrictions as contained in plat dedication.
6. Conditions and restrictions, recorded April 25, 1968 in Volume M68, page 3337, Microfilm Records of Klamath County, Oregon.

(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 \$ 29,000.00. However, the actual consideration consists of or includes other property or value given or promised which the whole 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 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)

STATE OF OREGON,

County of Klamath

July, 1977

Personally appeared the above named

Noble L. Hodgin and Gertrud Hodgin

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

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 5/26/78

Noble L. Hodgin and Gertrud Hodgin

GRANTOR'S NAME AND ADDRESS

Daniel K. Ewert and Patricia A. Ewert

GRANTEE'S NAME AND ADDRESS

Daniel K. Ewert and Patricia A. Ewert

4899 Terry Place
K. Falls, OR 97101

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

Noble L. Hodgin

Gertrud Hodgin

STATE OF OREGON, County of Klamath, 1977 ss.

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 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: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26 day of July, 1977, at 2:21 o'clock P. M., and recorded in book M. 77 on page 13329 or as file/reel number 33058.

Record of Deeds of said county.

Witness my hand and seal of County attested.

Wm. D. Milne

By Pat McLaughlin Deputy

Fee \$3.00