

33388

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONNA J. VLAHOS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. CHAPMAN and SHARON K. CHAPMAN, husband and wife, hereinafter called the grantees, 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, Block 3, GATEWOOD - TRACT 1035, 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. Right of Way, recorded November 26, 1930 in Book 93 at page 267, Deed Records of Klamath County, Oregon.
3. An easement, recorded November 28, 1930 in Book 93 at page 267, Deed Records of Klamath County, Oregon.
4. Right of Way, recorded December 18, 1940 in Book 134, page 122, Deed Records of Klamath County, Oregon.
5. Restrictions and easements as contained in plat dedication.
6. Setback provisions as delineated on the recorded plat.
7. Utility easements as delineated on the recorded plat along rear 8 feet.
8. Covenants, conditions, restrictions and easements, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
9. *** To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

***Mortgage, including the terms and provisions thereof, recorded November 17, 1975 in Vol. M75, page 14480, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage said 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 \$ 47,500.00

~~① The above stated consideration includes and includes no other property or value given or promised to the grantee or grantee's heirs, successors and assigns. (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 29th 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.

Donna J. Vlahos

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
July 29, 1977

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

_____ 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 _____

Personally appeared the above named _____

Donna J. Vlahos

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

Before me: *[Signature]*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-22-81

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: _____

Donna J. Vlahos
GRANTOR'S NAME AND ADDRESS
James L. Chapman and Sharon K. Chapman

GRANTEE'S NAME AND ADDRESS
After recording return to:
James L. Chapman and Sharon K. Chapman
4917 Gracile Court
City, 97601
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

STATE OF OREGON, } ss.

County of Klamath
I certify that the within instrument was received for record on the 2nd day of AUGUST, 1977, at 2:36 o'clock P.M., and recorded in book M77 on page 13838 or as file/rel number 33388, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *[Signature]* Recording Officer
Deputy

FEE \$ 3.00