

33484

## WARRANTY DEED

Vol. 77 Page 13959

KNOW ALL MEN BY THESE PRESENTS, That TERRY L. DRESSELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT N. LATZY and PAULINE M. LATZY, 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 13 in Block 7, TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Right of Way, recorded May 18, 1907 in Vol. 22, page 479, Deed Records of Klamath County.
2. Building set-back as shown on dedicated plat.
3. Five foot utility easement shown on dedicated plat.
4. Restrictions contained in plat dedication.
5. Conditions and restrictions, and omission of restrictions, including terms and provisions imposed by instrument, recorded May 17, 1973 in Vol. M73, page 5995, 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

EXCEPT THOSE AS SET FORTH ABOVE

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 \$39,900.00

(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 29<sup>th</sup> 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 29, 1977

Personally appeared the above named Terry L. Dressell

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

OFFICIAL SEAL

Notary Public for Oregon  
My commission expires:

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

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert N. & Pauline M. Latzy  
Box 544, Klamath, Ore.  
97621

NAME, ADDRESS, ZIP

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

A. V. A.  
1225 Terry S.E.  
Salem, OR 97310

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 3<sup>rd</sup> day of August, 1977, at 3:44 o'clock P.M., and recorded in book M 77 on page 13959 or as file/reel number 33484.

Record of Deeds of said county.

Witness my hand and seal of County attixed.

Wm. D. Milne

Recording Officer  
By Hazel D. Milne, Deputy

Fee \$3.00