

33599

WARRANTY DEED

Vol. 4 Page 14107

KNOW ALL MEN BY THESE PRESENTS, That DUANE D. MOON and DONNA L. MOON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK D. MURRAY and MARY E. MURRAY, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees'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 9 in Block 3 of FIRST 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. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. Reservations and restrictions in deed recorded July 13, 1951 in Volume 248, page 397.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Utility easement as shown on dedicated plat.
6. Reservations as contained in plat dedication.
7. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded June 15, 1973 in Volume M73, page 7475, which the grantees herein agree 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 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 \$37,605.01.

~~On this day the actual consideration consisted of or included other property or value given or promised which is hereby acknowledged (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 4th day of August, 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)

Duane D. Moon
Donna L. Moon

STATE OF OREGON, }
County of Klamath } ss.
August 4, 1977

Personally appeared the above named Duane D. Moon and Donna L. Moon

and acknowledged the foregoing instrument 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 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:

Patrick D. Murray & Mary E. Murray
4823 Sumac
Klamath Falls, Ore.

Until a change is requested all future statements shall be sent to the following address:

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 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 5th day of AUGUST, 1977, at 10:49 o'clock A.M., and recorded in book M77 on page 14107 or as file/reel number 33599, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer
By Hazel Draz Deputy

FEE \$ 3.00