

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JACK H. ROBERTS and KARIN W. ROBERTS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES WILLIAM WESLEY, 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 96, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, 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 Klamath Irrigation District.
3. Conditions and restrictions as adopted by plat dedication, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County.
4. Building restrictions as contained in plat dedication.
5. Building setback line 20 feet from streets as shown on dedicated plat.
6. An easement created by instrument recorded January 23, 1951 in Volume 244, page 613, Deed 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 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 \$ 33,500.00. 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 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)

STATE OF OREGON,)
County of Klamath) ss.
August 19 77

Personally appeared the above named Jack H. Roberts and Karin W. Roberts

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

Before me: *Jay B. Lubbock*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
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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

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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
James W. Wesley 1023 Merryman Drive Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS
Dept. of Veterans Affairs 1225 Ferry Street, S.E. Salem, Oregon 97310
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss. County of Klamath I certify that the within instrument was received for record on the 12th day of AUGUST, 1977, at 4:11 o'clock PM., and recorded in book M77 on page 14769 or as file/reel number 34050. Record of Deeds of said county. Witness my hand and seal of County affixed. WM. D. MILNE Recording Officer By <i>Paul D. Dwyer</i> Deputy FEE \$ 3.00
SPACE RESERVED FOR RECORDER'S USE