

MTC #1573-4033

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1-1-74

34197

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM L. REEDER and B. EDYTHE REEDER,  
 husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. OLSON, SR.  
 and DELOROS M. OLSON, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, MOYINA, 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. Building setback line 30 feet from Cherry Way as shown on dedicated plat.
4. Easements, conditions and restrictions as contained in plat dedication.
5. Reservation, restrictions and easements as contained in deed recorded April 28,  
 1960 in Volume 320 at page 522, Deed Recorded 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 \$ 39,000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 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 16th 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

August 16, 1977

Personally appeared the above named William  
 L. Reeder and B. Edythe Reeder

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 6-16-81

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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 be-  
 half 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)

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 16th day of AUGUST, 1977,  
 at 2:25 o'clock P.M., and recorded  
 in book M77 on page 14967 or as  
 file/reel number 34197  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

W. D. MTINE

Recording Officer

By Hazel Gray Deputy

FEE \$-3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald R. Olson & Delores M. Olson  
 3238 Summers Lane  
 Klamath Falls, Oregon  
 NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
 1225 Ferry Street, S.E.  
 Salem, Oregon 97310  
 NAME, ADDRESS, ZIP