

34238

WARRANTY DEED

Vol. 47 Page 1533

KNOW ALL MEN BY THESE PRESENTS, That RALPH B. ANDERSON and AUDREY A. ANDERSON, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD W. HOLADAY & ROBERT G. WHITE, Husband & wife; & ROBERT G. WHITE & JOAN A. WHITE, 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:

The easterly 80 feet of lots 23 and 24 in Block 30, and Lots 1 and 2 in Block 30, Crescent, and also the vacated alley between said lots, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, any part of the Easterly 80 feet of lots 23 and 24, in Block 30, if any, contained in the Deeds to the State of Oregon, by and through it's State Highway Commission, by Ray Clinton Campbell and Lillian Pearl Campbell, recorded April 19, 1943 in Deed Volume 154, Page 479 and Deed Volume 154, Page 477, Records of Klamath County, Oregon

(CONTINUED ON REVERSE SIDE)

(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 herein stated

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 \$
 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)

Ralph B. Anderson
 Audrey A. Anderson

STATE OF OREGON,) ss.
 County of Deschutes)
 Aug. 16, 19 77.

STATE OF OREGON, County of) ss.
 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

Personally appeared the above named Ralph B. & Audrey A. Anderson and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me:
 Notary Public for Oregon
 My commission expires July 25, 1981

Before me:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

Ralph B. Anderson, et ux

GRANTOR'S NAME AND ADDRESS

Ronald W. Holaday, et ux
 Robert G. White, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:
 DeMal's Escrow Service, Inc.
 P.O. Box 685
 LaPine, Oregon 97739
 NAME, ADDRESS, ZIP

Until a change is requested off tax statements shall be sent to the following address.
 Ronald W. Holaday, et ux
 Robert G. White, et ux
 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
 County of)
 I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
 Deputy

SUBJECT TO:

15040

Right of Way Contract, including the terms and provisions thereof given by Robert Zitek and Ella Zitek, husband and wife, to Cascade Natural Gas Corporation, dated July 10, 1963 and recorded August 7, 1963 in Deed Vol. 347, page 247, records of Klamath County, Oregon.

Reservations and restrictions contained in deed from Athiel D. Craig and Laritta Craig, husband and wife, to Ralph B. Anderson and Audrey A. Anderson, husband and wife, dated December 15, 1975, recorded January 2, 1976 in Volume M76, Page 17, Microfilm records of Klamath County, Oregon.

Mortgage, including the terms and provisions thereof, executed by Myron E. Greenough and Ethel M. Greenough, husband and wife, to Robert Zitek and Ella E. Zitek, dated September 18, 1969, recorded September 29, 1969 in Mortgage Volume M69 page 8359, Microfilm records of Klamath County, Oregon, which Mortgage Grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ _____
this 17th day of AUGUST _____ A. D. 1977 at 10:32 o'clock A.M., on:

July recorded in Vol. M77, of DEEDS _____ on Page 15039

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Dray*