

34391

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WAYNE HURLEY BUILDING CO., INC.
an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID H. AMES and NANCY K. AMES, husband and wife
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 51 in Block 3 of TRACT 1064, FIRST ADDITION TO GATEWOOD, 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 not yet due and payable.
2. A 16 foot utility easement along rear lot line as shown on dedicated plat.
3. Reservations as contained in plat dedication.
4. Covenants, conditions, restrictions and easements, imposed by instrument, including the terms and provisions thereof, recorded in Book M76 at page 13888, Microfilm Records, 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 specifically set forth hereinabove

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 \$44,900.00
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 18th 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.

STATE OF OREGON,

County of _____

19____

Personally appeared the above named _____

(If executed by a corporation, affix corporate seal)

and acknowledged the foregoing instrument to be _____

voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

August 18, 1977

Personally appeared Jessie W. Hurley and Beverly M. Hurley 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 Wayne Hurley Building Co., Inc.

Building Co., Inc. 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:

Harlene D. Addington
Notary Public for Oregon

My commission expires: March 22, 1981

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of AUGUST, 1977, at 11:10 o'clock A.M., and recorded in book M77 on page 15245 or as file/reel number 34391.

Witness my hand and seal of County affixed.

W. D. HINE
By Hazel Draz Deputy
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. David H. Ames

5164 Ankeny

City, 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs

1225 Ferry S.E.—General Services Bldg.

Salem, Oregon 97310

NAME, ADDRESS, ZIP