

1-1-74

34796

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That GERALD D. McVEY and CAROL F. McVEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL A. JOHN and BETTY L. JOHN, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 7 of WINCHESTER, TRACT NO. 1025, 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. Regulations of South Suburban Sanitary District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Utility and irrigation easements as shown on dedicated plat.
6. Reservations in plat dedication.
7. Covenants, conditions & restrictions imposed by instrument recorded Sept. 9, 1971, Vol. M71, page 9617, Microfilm Records of Klamath County, Oregon.
8. Trust Deed in favor of Kl. 1st Fed'l Savings & Loan Assoc., recorded May 19, 1977, Vol. M77, page 8753, Microfilm Records of Klamath Co., Oregon, which the grantee herein agrees 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 setforth as above

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 \$37,600.00

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 25 day of August, 1977; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

GERALD D. McVEY

CAROL F. McVEY

STATE OF OREGON,
County of Klamath

STATE OF OREGON, County of Klamath

August 25, 1977

Personally appeared

Personally appeared the above named
Gerald D. McVey and Carol F. McVey

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Paul A. John & Betty L. John
4802 Sturdivant Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

Klamath First Federal Savings
540 Main Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of August, 1977, at 3:17 o'clock P.M., and recorded in book M77 on page 15825 or as file/reel number 34796, Record of Deeds of said county.

Witness my hand and seal of County affixed.

D. D. JUNE

By Hazel D. June, Recording Officer Deputy

FEE \$ 3.00