

## WARRANTY DEED

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35837

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. WEISINGER, JR. and NANCY B. WEISINGER, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY D. PHILLIPS and LINDA R. PHILLIPS, 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 13 in Block 1 of CASA MANANA, 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 1977-1978, a lien but not yet due and payable.
2. Statutory Powers of South Suburban Sanitary District.
3. Building set back line 20 feet along the front and street side of lot as shown on dedicated plat.
4. Public utilities easement over rear 10 feet of lot as shown on dedicated plat.
5. Reservations contained in plat dedication.
6. Conditions and restrictions, recorded May 10, 1963 in Miscellaneous Volume 14, at page 480, Deed Records of Klamath County, Oregon.
7. Reservations and easements, dated September 27, 1946, recorded August 11, 1950 in Deed Volume 241, page 192, 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 as set forth 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 \$ 34,500.00

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 2 day of September, 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)

John D. Weisinger, Jr.

Nancy B. Weisinger

STATE OF OREGON, )  
County of Klamath ) ss.  
September 2nd, 1977

Personally appeared the above named

B. Weisinger

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-81

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:

STATE OF OREGON, )  
County of Jackson ) ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 8th day of September, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John D. Weisinger, Jr.

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.  
My Commission expires 7/24/79

17359

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 16th day of SEPTEMBER A. D. 1977 at 11:56 o'clock AM, and

duly recorded in Vol. M77, of DEEDS on Page.. 17358

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Brazil

LR MTC