

36048

WARRANTY DEED

Vol. 77 Page 17642

KNOW ALL MEN BY THESE PRESENTS, That... HOWARD DENNIS STREIGHT and NOMA JEAN STREIGHT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOM SPANGLER, a single man, 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 79 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for fiscal year 1977-78; a lien but not yet due and payable.
2. Statutory powers, including the power of assessment of Klamath Irrigation District.
3. Statutory powers, including the power of assessment of So. Suburban Sanitary Dist.
4. Reservations and restrictions contained in Deed recorded on August 7, 1951 in Vol. 249, page 31, Deed Records of Klamath County, Oregon.
5. Irrigation laterals and drains shown on plat of CASITAS.

(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 THOSE 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 \$24,000.00. 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 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)

Howard Dennis Streight & Noma Jean Streight

STATE OF OREGON, } ss.
County of Klamath
September 20, 1977

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

_____ 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: *Parlene J. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-22-81

Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

STREIGHT

GRANTOR'S NAME AND ADDRESS

SPANGLER

GRANTEE'S NAME AND ADDRESS

After recording return to:

Tom Spangler
1931 Wantland
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of September, 1977, at 9:30 o'clock A.M., and recorded in book M77 on page 17642 or as file/reel number 36048, Record of Deeds of said county.

Witness my hand and seal of County affixed

Wm. D. Milne

By *Bernard J. Leach* Recording Officer
Deputy

Fee \$3.00