

36200

WARRANTY DEED

Vol. 77 Page 17867

KNOW ALL MEN BY THESE PRESENTS, That STEVEN M. ROACH,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD J. WILLIAMS and CATHY J. WILLIAMS, 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:

The Northerly 50.1 feet of Lot 10 and the Southerly 129 feet of Lot 11 in Block 4 of FIRST ADDITION TO TONATEE HOMES, 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. Statutory powers, including the power of assessment of So. Suburban Sanitary Dist.
3. Statutory powers, including the power of assessment of Klamath Irrigation Dist.
4. Building set-back line 20 feet from Gary Street shown on dedicated plat.
5. Utility and ditch easement shown on dedicated plat.
6. Reservations contained in plat dedication.
7. Covenants, conditions and restrictions imposed by instrument recorded October 5, 1959 in Vol. 316, page 326, 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

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 \$25,500.00

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 22nd 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.

Steven M. Roach

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
September 23, 1977

Personally appeared the above named

Steven M. Roach,

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

Before me, Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of } ss.
1977

Personally appeared _____ and _____ 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, Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ROACH

GRANTOR'S NAME AND ADDRESS

WILLIAMS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ronald J. Williams
1331 Gary Street
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 Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 23 day of SEPTEMBER, 1977, at 12:41 o'clock P.M., and recorded in book M77 on page 17867 or as file/reel number 36200

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 3.00 By Berntha V. Helick Deputy

SPACE RESERVED
FOR
RECORDER'S USE