

36247

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GENE RAYMOND LAMBERT and BARBARA JO LAMBERT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARELL L. ALVEY and LINDA L. ALVEY, 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 99, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, 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. Rules, regulations and statutory powers, of Klamath Irrigation District.
3. Conditions and restrictions, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
4. Building restrictions as contained in plat dedication.
5. Building setback line 20 feet from streets as shown on dedicated plat.
6. An easement created by instrument, recorded January 23, 1951 in Volume 244, page 613, 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

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 \$ 38,000.00. 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 26 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)

STATE OF OREGON,)
County of Klamath) ss.
September 26, 1977

Personally appeared the above named
Gene Raymond Lambert and
Barbara Jo Lambert
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5/26/78

STATE OF OREGON, County of) ss.
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)

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 be-
half 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:

Gene Raymond & Barbara Jo Lambert

GRANTOR'S NAME AND ADDRESS

Carell L. & Linda L. Alvey

GRANTEE'S NAME AND ADDRESS

Carell L. & Linda L. Alvey
933 MERRYMAN
KLAMATH FALLS, OR

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs
1225 Ferry Street Southeast
Salem, Oregon 97310
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instru-
ment was received for record on the
26th day of SEPTEMBER, 1977,
at 10:19 o'clock A.M., and recorded
in book M77 on page 17935 or as
file/reel number 36247.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel Dray Recording Officer
Deputy

FEE \$ 3.00