

36447

Vol. ^m77 Page 18237WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILEY R. GORDON and WILLIE F. GORDON, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WANDA T. HOWELL, 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 35, OLD ORCHARD MANOR to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; subject to the following exceptions:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District and Klamath Project.
2. A 20-foot building setback line from street, as shown on dedicated plat.
3. Reservations as contained in plat dedication, to-wit: "irrigation laterals and irrigation drains on OLD ORCHARD MANOR as platted hereon, subject to a building setback line and to an easement over all lots for future sewers".
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, dated February 13, 1951, and recorded February 20, 1951, in Volume 245, Page 361, Deed Records of Klamath County, Oregon.

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5. Easement and right of way, including the terms and provisions thereof, granted to The California Oregon Power Company, dated January 13, 1951, recorded January 23, 1951, in Volume 244, Page 613, Deed Records of Klamath County, Oregon.

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 that certain mortgage dated April 6, 1959, to the First National Bank of Oregon, recorded April 8, 1959, in Volume 189, Page 174, Deed Records of Klamath County, Oregon, on which there is a present balance of \$4,069.84, which grantees assume and agree to pay.

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 \$24,500.00.

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 28th 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.

WILEY F. GORDON

STATE OF OREGON)
County of Klamath) ss:

Personally appeared before me the above named WILEY F. GORDON and WILLIE F. GORDON, as tenants by the entirety, and acknowledged the foregoing instrument to be their voluntary act and deed.

Kirstine L. Prock
KIRSTINE L. PROCK
NOTARY PUBLIC — OREGON
My Commission Expires 12/16/80

I have read this Warranty Deed and hereby consent to the assumption of the mortgage described herein.

WANDA I. HOWELL

STATE OF OREGON)
) ss:
County of Klamath)

Personally appeared before me the above named WANDA I. HOWELL and acknowledged the foregoing to be her voluntary act and deed.

Kirstine L. Prock
KIRSTINE L. PROCK
NOTARY PUBLIC - OREGON
My Commission Expires *12/16/80*

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WILLEY F. GORDON and
WILLIE F. GORDON
c/o Vaillier's Cafe
1577 Oak Avenue
Klamath Falls, Oregon 97601
(Grantors' names & address)

WANDA I. HOWELL
3917 Mazama Drive
Klamath Falls, Oregon 97601
(Grantee's name & address)

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

Wanda I. Howell
3917 Mazama Drive
Klamath Falls, Ore. 97601

AFTER RECORDING RETURN TO:

Quentin D. Steele, Attorney At Law
133 North Fourth
Klamath Falls, Ore. 97601

STATE OF OREGON)
County of Klamath) ss:

I certify that the within instru-
ment was received for record on
the 28th day of September, 1977,
at 4:27 o'clock P.M.,
and recorded in book M77 on
page 18237 or as file/reel
number 36447, Record of
Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
Recording Officer
By: *Sanetha M. Ketch*, Deputy

Fee \$12.00