

37175

WARRANTY DEED

Vol. 77 Page 19420

KNOW ALL MEN BY THESE PRESENTS, That
WAYNE HURLEY BUILDING CO., INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ALLEN GEORGE EVANS and ALICE O. EVANS, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 15 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, Klamath
County, Oregon.

SUBJECT TO:

1. 1977-78 taxes are now a lien but not yet due or payable.
2. Regulations, including levies, assessments, water and irrigation rights
and easements for ditches and canals, of Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color,
religion or national origin, as shown on the recorded plat of Tract No.
1064, First Addition to Gatewood.

-----Continued on reverse page-----

(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 \$45,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
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 7th day of October, 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)

Wayne Hurley
Beverly Hurley

STATE OF OREGON, } ss.
County of _____, 19____

Personally appeared the above named _____

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

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

STATE OF OREGON, County of Klamath } ss.
October 7, 1977

Personally appeared Wayne Hurley
Beverly Hurley, 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 _____

Wayne Hurley Building Co., Inc., 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 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:

Matthew Hicks
Notary Public for Oregon
My commission expires: 7-31-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
TRANSAMERICA

NAME, ADDRESS, ZIP

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

Dept. of Vets
1225 Perry St.
Salem, OR 97310

STATE OF OREGON,

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

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19421

4. Covenants, easements and restrictions, but omitting restrictions, if any,
based on race, color, religion or national origin, imposed by instrument,
including the terms thereof, recorded September 3, 1976 in Book M-76 at Page
13888.

5. An easement created by instrument, including the terms and provisions
thereof, dated June 26, 1905, recorded May 18, 1907 in Book 22 at Page 479,
in favor of United States of America for Right of Way for ditches and canals.
(Affects all subdivision, no exact location given)

6. An easement created by instrument, including the terms and provisions
thereof, dated May 1, 1945, recorded May 15, 1945 in Book 176 at Page 284,
in favor of California Oregon Power Company for right of way for pole and wire
lines 10 feet wide. (Affects that portion of subdivision lying in the SE 1/4 of
the NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette
Meridian, no exact location given)

OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of TRANSAMERICA TITLE INS. CO.
this 11th day of OCTOBER, A. D. 1977 at 3:48 o'clock P.M. and

fully recorded in Vol. M77, of DEEDS, on Page 19420

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Harold Craig*