

1-1-74

38167

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRANK M. SPENCER and ELAINE M. SPENCER,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON B. HARVEY
 and CONNIE M. HARVEY, 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 22, Tract No. 1038, a resubdivision of Lots 10 thru 15, Block 1, MIDLAND HILLS
 ESTATES, 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. Ditch and utility easement together with ingress and egress as shown on dedicated plat. (Affects Easterly 16 feet)
3. Building setback line 25 feet from Clark Street and Jennie Drive.
4. Reservations as contained in plat dedication.
5. Covenants, conditions and restrictions, recorded April 29, 1970 in Volume M70, page 3339, Microfilm Records of Klamath County, Oregon.
6. Mortgage, including the terms and provisions thereof, dated January 21, 1977, recorded February 4, 1977 in Volume M77, page 2158, and re-recorded April 29, 1977 in Volume M77, page 7375, all Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs.

(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
 **Affairs, which mortgage grantees herein agree to assume and pay according to the terms
 and conditions as contained therein.

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 \$ 34,500.00
 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 21st 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 KlamathSeptember 21, 1977

Personally appeared the above named
Frank M. Spencer and Elaine M.
Spencer

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

(OFFICIAL
SEAL)

Shirley Blubaugh
 Notary Public for Oregon
 My commission expires: 8-23-81

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

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 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:

Frank M. & Elaine M. Spencer

GRANTOR'S NAME AND ADDRESS

Vernon B. & Connie M. Harvey

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vernon B. & Connie M. Harvey

M.T.C.

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, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
 ment was received for record on the
31st day of OCTOBER, 1977,
 at 3:01 o'clock PM, and recorded
 in book M77 on page 20840 or as
 file/reel number 38167
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE
 Recording Officer
 By Bernetha A. Hitch Deputy

FEE \$ 3.00