

1-1-74

38236

WARRANTY DEED Vol. <sup>M</sup> 77 Page 20933

KNOW ALL MEN BY THESE PRESENTS, That MARLEY K. THURMAN and CHRISTINE M.

THURMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD DEAN

WALDEN, a single man, 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 6 in Block 4 of TRACT NO. 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

1. Statutory powers, including the power of assessment, of South Suburban Sanitary Dist.
2. Statutory powers, including the power of assessment, of Klamath Irrigation Dist.
3. Building setback line as shown on dedicated plat.
4. Easement as shown on dedicated plat.
5. Reservations contained in plat dedication.
6. Covenants, conditions and restrictions imposed by instrument recorded Sept. 21, 1970 in Vol. M70, page 8316, Microfilm 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 \$32,000.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 1st day of November, 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)

Marley K. Thurman  
Christine M. Thurman

STATE OF OREGON,

County of Klamath

November 1, 1977

Personally appeared the above named

Marley K. Thurman and Christine M. Thurman, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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:

THURMAN

GRANTOR'S NAME AND ADDRESS

WALDEN

GRANTEE'S NAME AND ADDRESS

After recording return to:

Floyd Dean Walden  
P.O. Box 103 Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs  
General Services Building  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of November, 1977, at 12:09 o'clock P.M., and recorded in book M77 on page 20933 or as file/reel number 38236

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice A. Helack Recording Officer  
Deputy

Fee \$3.00