

39083

WARRANTY DEED

Vol. 17 Page 22280

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. GAILLEY and HELEN G. GAILLEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY O. SWANSON and SUSAN K. SWANSON, 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:

- See legal description attached and thereto made a part of this document,
1. Statutory powers including the power of assessment of Klamath Irrigation District.
 2. Statutory powers including the power of assessment of So. Suburban Sanitary Dist.
 3. Utility Easement shown on dedicated plat.
 4. Building set-back line shown on dedicated plat.
 5. Drain ditch shown on dedicated plat.
 6. Reservations, restrictions and easements in plat dedication.
 7. Covenants, conditions and restrictions imposed by instrument recorded March 19, 1959 in Vol. 310, page 638, 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

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 \$ 37,900.00

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 15th 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)

James D. Gailley
Helen G. Gailley

STATE OF OREGON,
County of Klamath } ss.
November 15th, 1977

Personally appeared the above named
James D. Gailley and Helen G. Gailley,
husband and wife,

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

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-19-78

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 _____

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 behalf 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GAILEY
GRANTOR'S NAME AND ADDRESS
SWANSON
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Rodney O. Swanson
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____) ss.
I certify that the within instrument 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

22281

DESCRIPTION

Lot 60, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND,

A 15 foot strip of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 60, LAMRON HOMES SUBDIVISION: thence South 0°07' East a distance of 15 feet to the South line of Section 11; thence North 89°56' West along the South line of said Section 11, a distance of 85 feet; thence North 0°07' West a distance of 15 feet to the Southwest corner of said Lot 60; thence South 89°56' East along the South line of said Lot 60 a distance of 85 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 16th day of NOVEMBER A. D. 1977 at 9:18 o'clock A.M. and

duly recorded in Vol. M77, of DEEDS on Page 22280

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drayton*