

39125

WARRANTY DEED

Vol. 77 Page 22336

38-13464

KNOW ALL MEN BY THESE PRESENTS, That GLENN FOO SUM and WILMA FOO SUM,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. AGEE and PATRICIA L. AGEE, 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:

Lot 12 in Block 6, Tract No. 1035, GATEWOOD, Klamath County, Oregon.

SUBJECT TO:

1. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.
2. Utility easements as delineated on the recorded plat.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Gatewood.

(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 as specifically set forth hereinabove

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 \$12,025.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16th 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)

Glenn Foo Sum
Wilma Foo Sum

STATE OF OREGON,

County of Klamath
November 16, 1977

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____

_____ 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

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| GRANTOR'S NAME AND ADDRESS |
| GRANTEE'S NAME AND ADDRESS |
| After recording return to: |
| Mr. and Mrs. William L. Agee |
| 5117 Sumac |
| Klamath Falls, Oregon 97601 |
| NAME, ADDRESS, ZIP |
| Until a change is requested all tax statements shall be sent to the following address. |
| Dept. of Veterans' Affairs |
| 1225 Ferry S.E. |
| 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 16th day of November, 1977, at 3:21 o'clock P. M., and recorded in book M77 on page 22336 or as file/reel number 39125, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00