

39347

WARRANTY DEED

Vol. 44 Page 22640

KNOW ALL MEN BY THESE PRESENTS, That RANDALL COLLVER and SUSAN COLLVER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL S. HOWARD and LINDA ANN HOWARD, 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 5 in Block 5, 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. Regulations of Klamath Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Building setback line 25 feet from street and 20 feet from side street lines as shown on dedicated plat.
4. Easement 8 feet along rear of lot as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions imposed by instrument recorded September 21, 1970 in Volume M70, page 8316.
7. Fence encroachment as disclosed by instrument recorded April 30, 1975 in Volume M75, page 4644.

(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 set forth above and apparent upon the land

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 \$ 32,250.00

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 18th 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)

Randall Collver  
Susan Collver

STATE OF OREGON, MONTANA

County of Cascade

November 18, 1977

Personally appeared the above named  
Randall Collver and Susan  
Collver,

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

Notary Public for Oregon  
My commission expires: March 25, 1978

STATE OF OREGON, County of ) ss.

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording refer to:

Michael S. & Linda Ann Howard  
4301 Myrtlewood Drive  
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 Street, S.E.  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
21st day of November, 1977,  
at 12:19 o'clock P.M., and recorded  
in book M77 on page 22640 or as  
file/reel number 39347

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

Wm. D. Milne

Recording Officer  
By Hazel Dray Deputy

Fee \$3.00