

1-1-74

39374

WARRANTY DEED

Vol. 77 Page 226874

KNOW ALL MEN BY THESE PRESENTS, That WAYNE HURLEY BUILDING COMPANY, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT S. CUDO and ARLYS CARLA CUDO, 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 32 in Block 4 of TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 16 foot easement for utilities as shown on dedicated plat.
2. Reservations as contained in plat dedication.
3. Covenants, conditions, restrictions and easements, imposed by instrument including the terms and provisions thereof, recorded in Volume M76 at page 13883, 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 as set forth hereinabove

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 \$ 48,000.00. 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 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.

WAYNE HURLEY BUILDING COMPANY, INC.

By: *Jessie W. Hurley*
By: *Beverly M. Hurley*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
November 21, 1977

Personally appeared Jessie W. Hurley and Beverly M. Hurley, 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 Wayne Hurley Building Company, Inc., 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 full 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: *W. Darlene P. Addington* (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: March 22, 1981

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 21st day of NOVEMBER, 1977, at 2:53 o'clock P.M., and recorded in book M77 on page 22687 or as file/reel number 39374, Record of Deeds of said county.

Witness my hand and seal of County Office.

WM. D. MILNE

By *Harold D. Milne* Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Robert S. Cudo
5701 Laurelwood
Klamath Falls, Oregon 97601

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