

39541

WARRANTY DEED

STEVENS-HESS LAW FIRM

22937

CLATSOP COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS, That JAMES M. HARDENBROOK and PAULA J. HARDENBROOK, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ENOCH C. HUTCHESON and MARY ANN HUTCHESON, 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 29 of SUMMERS PARK, 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. Reservations as set forth in agreement recorded October 27, 1942 in Volume 150, page 582.
4. A 20 foot building setback line from street as shown on plat dedication.
5. Reservations as contained in plat dedication.

(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,

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 \$ 21,000.00. 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 23rd 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 M. Hardenbrook
Paula J. Hardenbrook

STATE OF OREGON,

County of Klamath } ss.
November 23, 1977

Personally appeared the above named James M. Hardenbrook and Paula J. Hardenbrook and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8-23-81

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 _____

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Enoch C. & Mary Ann Hutcheson

3941 Bristol Ave.
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

Security Savings

222 S. Sixth Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25 day of Nov., 1977, at 3:56 o'clock PM., and recorded in book M. 77 on page 22937 or as file/reel number: 39451

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

By _____ Recording Officer
Deputy

3.00

77 NOV 25 PM 3 56