

39600

WARRANTY DEED

Vol. 77 Page 23003

KNOW ALL MEN BY THESE PRESENTS, That KARIN L. PAUL as KARIN L. PAUL hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES McBRIDE and JUNE H. McBRIDE, 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 11, Block 4 of MOYINA MANOR FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Reservations and restrictions as contained in plat dedication.
3. Building setback line 20 feet along streets as shown on dedicated plat.
4. Public utilities easement 8 feet along rear of each lot as shown on dedicated plat.
5. Covenants, conditions and restrictions imposed by instrument recorded September 4, 1968 in Volume M68, page 8013.

(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 \$ 41,900.00. 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 28 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)

Karin L. Lanphear

STATE OF OREGON,

County of KlamathNovember 28, 1977

Personally appeared the above named Karin L. Lanphear

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

(OFFICIAL SEAL)

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 \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James McBride & June H. McBride  
6515 Valhalla Drive  
Klamath Falls, Oregon  
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

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 28th day of NOVEMBER, 1977, at 2:11 o'clock P.M., and recorded in book M77 on page 23003 or as file/reel number 39600.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Barbara S. Hellock Recording Officer  
Deputy

FEE \$ 3.00