

1-1-74

39775

WARRANTY DEED

Vol. ^m77 Page 23264

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL W. HUDSON and DOROTHY M. HUDSON, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD M. CLARK and SHIRLEY L. CLARK, husband and wife
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 17 in Block 3, TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Setback provisions as delineated on the recorded plat. (25 feet from lot line - 20 feet along side)
2. Utility easements as delineated on the recorded plat along rear 16 feet.
3. Restrictions and easements as contained in plat dedication.
4. Covenants, conditions, restrictions and easements, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
5. Trust Deed in favor of First Federal Savings And Loan Association, including the terms and provisions thereof, dated April 9, 1976, recorded April 12, 1976 in Volume M76, page 5114, Microfilm Records of Klamath County, Oregon, which Grantees herein agree to assume and pay according to the conditions as contained therein.

(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 those as set forth above and those 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 \$40,750.00.
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 30th 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)

STATE OF OREGON, } ss.
County of Klamath
November 30, 1977

Personally appeared the above named
Michael W. Hudson and Dorothy M. Hudson
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.
_____, 19____

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:

Donald M. Clark & Shirley L. Clark
2745 Hope Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan
2943 South 6th Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 1st day of December, 1977, at 11:12 o'clock A.M., and recorded in book M77 on page 23264 or as file/reel number 39775, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By _____ Recording Officer
Deputy

Fee \$3.00