

40115

FORM No. 632 - WARRANTY DEED (Individual or Corporate)
1-1-74 4-39(09)-52 TL 4900

mic 4700
WARRANTY DEED

23751

KNOW ALL MEN BY THESE PRESENTS, That DANIEL H. ALDERMAN and PATRICIA L. ALDERMAN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM LEWIS EDWARDS and MARY LOUISE EDWARDS, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The South 140 feet of Lot 5 in Block 6 of FIRST ADDITION TO WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Ore.

SUBJECT TO:

- (1) A 20 foot building setback from streets
- (2) A 16 foot utility easement along rear of lot
- (3) Reservations, restrictions and easements as contained in dedicated plat to wit: "(1) A 20 foot building setback along street side of all lots; (2) Utility easements where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."
- (4) An easement created by instrument, including the terms and provisions thereof recorded in Book 133 at page 417, in favor of the California Oregon Power Company.

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 tract of premises, free from all encumbrances except those set for 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 \$ 34,500.00

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 7th day of December, 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.

Daniel H. Alderman
Daniel H. Alderman
Patricia L. Alderman
Patricia L. Alderman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 7, 1977.

STATE OF OREGON, County of) ss.
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Personally appeared the above named Daniel H. Alderman & Patricia L. Alderman

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

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: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 12/31/81

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

DANIEL H. ALDERMAN & PATRICIA L. ALDERMAN

STATE OF OREGON,) ss.
County of Klamath

GRANTOR'S NAME AND ADDRESS
WILLIAM LEWIS EDWARDS and
MARY LOUISE EDWARDS
2430 Autumn, Klamath Falls, Ore. 97601

I certify that the within instrument was received for record on the 8th day of December, 1977, at 9:31 o'clock AM., and recorded in book N77 on page 23751 or as file/reel number 40115, Record of Deeds of said county.

GRANTEE'S NAME AND ADDRESS
After recording return to:
Grantees at above address

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
DEPT. OF VETERANS' AFFAIRS
1225 SE Ferry
Salem, Oregon

Wm. D. Milne
Recording Officer
By [Signature] Deputy

Fee \$3.00

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