

1-174 A-3909-523 TL 4900

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, 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 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.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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 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

the whole

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, 19 77;
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)
Dec 10/11 7 19 77.

Personally appeared the above named
Daniel H. Alderman & Patricia L.
Alderman

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

Before me: *Gregory B. Smith*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: *12/31/2011*

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 _____

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:

DANIEL H. ALDERMAN & PATRICIA L. ALDERMAN

GRANTOR'S NAME AND ADDRESS

WILLIAM LEWIS EDWARDS and
MARY LOUISE EDWARDS
2430 Autumn, Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantees at above address

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

STATE OF OREGON,
County of Klamath

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 1177 on page 23751 or as file/reel number 40115, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
Recording Officer
By *Wm. D. Milne* Deputy

Fee \$3.00