

40273

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LYLE JAMES CONNELL and KATHLEEN R. CONNELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FINLEY H. MALLORY, 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 2, Block 7, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Conditions and restrictions imposed by instrument recorded August 29, 1968 in Volume M68, page 7828,
2. A 100 foot building setback line from Whispering Pines Drive, as shown on dedicated plat.
3. Restrictions as contained in plat dedication.
4. Mortgage in favor of the State of Oregon represented and acting by the Director of Veterans Affairs, recorded February 14, 1977 in Volume M77, page 2658, which the grantee herein agrees to assume and pay according to the terms 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 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 \$ 32,000.00. 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 9th 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.

(If executed by a corporation, affix corporate seal)

Lyle James Connell
Kathleen R. Connell

STATE OF OREGON,)
County of Klamath) ss.
December 9, 1977

STATE OF OREGON, County of) ss.
December 9, 1977

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

Personally appeared the above named Lyle James Connell and Kathleen R. Connell and acknowledged the foregoing instrument to be their voluntary act and deed.

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: 8-23-81

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Finley H. Mallory
4431 Barry 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,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 12th day of December, 1977, at 11:29 o'clock A.M., and recorded in book M77 on page 23972 or as file/reel number 40273, Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

Fee \$3.00