

40506

WARRANTY DEED

Vol. 72 Page 24319

KNOW ALL MEN BY THESE PRESENTS, That DAVID S. GAUNTLETT and MICHELE GAUNTLETT,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT MURRAY REED  
and MAPRIE JEANETTE REED, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 6 of SECOND ADDITION TO MOYINA, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District.
2. Right of Way, including the terms and provisions thereof, recorded April 5, 1940,  
in Volume 128, page 267, and June 8, 1956, in Volume 284, page 22, all Deed  
Records of Klamath County, Oregon.
3. Utility easements as shown on dedicated plat.
4. Restrictions and easements contained in plat dedication.
5. Note and Mortgage dated May 21, 1976 and recorded May 25, 1976 in volume m76 at  
page 7784 which grantee hereby agrees to assume and pay.

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 specifically set forth hereinabove

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 \$ 47,800.00

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 18th 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)

David S. Gauntlett, Michele Gauntlett  
David S. Gauntlett by Michele Gauntlett,  
his attorney in fact  
Michele Gauntlett

STATE OF OREGON, }  
County of Klamath Linn } ss.  
November 23, 1977

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 23, 1977

Personally appeared the above named  
Michele Gauntlett

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 instru-  
ment to be her 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 be-  
half 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:  
(OFFICIAL SEAL) C. L. Meyer  
Notary Public for Oregon  
My commission expires: 12-10-80

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON, }  
County of Linn } ss.

On this the 23 day of November, 1977 personally appeared  
MICHELE GAUNTLETT  
who, being duly sworn (or affirmed), did say that She is the attorney in fact for DAVID S. GAUNTLETT  
and  
that she executed the foregoing instrument by authority of and in behalf of said principal; and She acknowl-  
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:  
C. L. Meyer  
Notary Public for (Signature) the State of Oregon  
My Commission Expires: 12-10-80  
(Title of Officer)

After recording return to:

Mr. and Mrs. Robert M. Reed  
6713 AMBER  
Klamath Falls, Oregon 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Send tax statements to: led for record at request of MOUNTAIN TITLE CO  
this 16th day of DECEMBER A. D. 1977 at 11:25 o'clock A. M., and  
Dept. of Veteran's Affairs fully recorded in Vol. 877 of DEEDS on Page 24319  
1225 Ferry St. S. E.  
Salem, Oregon 97310

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernard H. Ketch