

1-1-74

40992

WARRANTY DEED

Vol. 71 Page 25038

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. O'KELLEY and DEBORAH A. O'KELLEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. DAUGHERTY and KATHERINE S. DAUGHERTY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 in Block 2, of COUNTRY GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Statutory Powers, including the power of assessment of Klamath Irrigation Dist.
2. Agreement including terms and provisions, recorded Aug. 26, 1909 in Deed Vol 27, page 340.
3. Agreement, including terms and provisions, recorded April 19, 1919 Deed Vol. 50, page 163, supplemented by contract recorded June 7, 1920 in Deed Vol. 52, page 567, Records of K. County.
4. Easement created by instrument, recorded March 20, 1951, Vol. 246, page 30, Deed Records KC.
5. 20 foot building setback line along Logan Drive and 75 foot building set-back line along Homedale Rd.
6. A 16 foot irrigation drainage and utility easement.
7. Reservations as contained in plat dedication.
8. Covenants, conditions and restrictions imposed by instrument recorded Dec. 2, 1971, Vol. M71 page 12674, Microfilm Records of Klamath County, Oregon.

(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 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 \$ 46,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 19th 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)

STATE OF OREGON,

County of Klamath

December 27th, 1977

Personally appeared the above named

William E. O'Kelley and Deborah A. O'Kelley, husband and wife

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

Before me, Notary Public for Oregon
(OFFICIAL SEAL)

My commission expires: 9/6/80

STATE OF OREGON, County of

Personally appeared

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
(OFFICIAL SEAL)
My commission expires:

O'KELLEY

GRANTOR'S NAME AND ADDRESS

DAUGHERTY

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. David L. Daugherty
3902 Barry Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs
General Services Building
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of December, 1977, at 11:01 o'clock A.M., and recorded in book M77 on page 25038 or as file/reel number 40992.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Kenneth S. Kelso Deputy

Fee \$3.00