

41021

WARRANTY DEED

Vol. 11 Page 25080

KNOW ALL MEN BY THESE PRESENTS, That GERALD W. KEMP and JOAN L. KEMP,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY F. EGBERT and MARIA M. EGBERT, 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 5 in Block 1 of FIRST 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 and Moyina Improvement District.
2. Easement and right of way, by instrument, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267, Deed Records of Klamath County, Oregon.
3. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded May 6, 1960 in Volume 321, page 49, Deed Records of Klamath County, Oregon.
4. A 30 feet building setback from streets as shown on dedicated plat.
5. Utility easements as shown on dedicated plat
6. Reservations and restrictions as contained in plat dedication. ***See below

(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

***7. Reservations as contained in Deed recorded in Volume M66, page 1303, Microfilm Records of Klamath County, Oregon.

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 \$ 48,500.00

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 14th 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)

NOTARY

STATE OF OREGON,

County of Klamath,

December 12, 1977.

Personally appeared the above named Gerald W. Kemp and Joan L. Kemp

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Klamath, ss. Personally appeared, 1977.

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 My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 29th day of December, 1977, at 3:21 p.m., and recorded in book 117 on page 25080 or as file/reel number 41021.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne- County Clerk

Recording Officer By Bernethard J. Peltch Deputy

fee 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Harry F. Egbert
3104 Johns Avenue
Klamath Falls Oregon

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Harry F. Egbert
3104 Johns Avenue
Klamath Falls Oregon

NAME, ADDRESS, ZIP