

41318

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROY W. MUSTOE and DOROTHY J. MUSTOE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD MICHAEL BOYLE, 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 39 of PERRY'S ADDITION TO LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The regulations of South Suburban Sanitary District.
2. The regulations of Klamath Irrigation District.
3. A 25 foot building setback line from streets as shown on dedicated plat.
4. An irrigation ditch easement along Northerly lot line as shown on dedicated plat.
5. Reservations as contained in plat dedication.

(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 \$45,000.00. 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 6th day of January, 1978; 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) ss.
January 6, 1978

Personally appeared the above named Roy W. Mustoe and Dorothy J. Mustoe

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

Before me: *Judy Blubaugh*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
January 6, 1978

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 _____

_____ 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald Michael Boyle
3831 Hope Street
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 Perry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of January, 1978, at 11:18 o'clock A.M., and recorded in book M78 on page 307 or as file/reel number 41318.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By *Benetha J. Retzke* Recording Officer
Deputy

Fee \$3.00