

1-1-74

42014

WARRANTY DEED

Vol. 18 Page 1281

KNOW ALL MEN BY THESE PRESENTS, That DON J. HUFFORD and DARLENE C. HUFFORD,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUISE C. ODEN,  
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 52 in Block 3 of TRACT NO. 1064—FIRST ADDITION TO GATEWOOD, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. A 16 foot utility easement along rear lot line as shown on dedicated plat.
2. Reservations as contained in plat dedication.
3. Covenants, conditions, restrictions and easements, imposed by instrument,  
including the terms and provisions thereof, recorded in Volume M76 at page 13888,  
Microfilm Records of Klamath County, Oregon.
4. Trust Deed, including the terms and provisions thereof, recorded September 9, 1977,  
in Book M77 at page 16849, Microfilm Records of Klamath County, Oregon, in favor of  
Equitable Savings and Loan Association, an Oregon corporation, which Trust Deed  
the Grantees herein assume and agree to pay according to the terms as 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

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 \$ 47,500.00

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 23rd 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 ) ss.  
December 23, 1977

Personally appeared the above named  
Don J. Hufford and Darlene C. Hufford  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-22-81

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

\_\_\_\_\_ 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 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)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ms. Louise C. Oden  
5748 Ankeny St  
City, 97601

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

Ms. Louise C. Oden  
As above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
20th day of January, 1978,  
at 2:56 o'clock P.M., and recorded  
in book M78 on page 1281 or as  
file/reel number 42014,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
Recording Officer  
By Bernetha J. Kelsch Deputy

Fee \$3.00