

1-1-74

42273

WARRANTY DEED

STEVEN-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M78 Page 1628

KNOW ALL MEN BY THESE PRESENTS, That RICHARD W. CARROLL and BONITA K. CARROLL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BONNIE J. MAGUIRE, a married woman, as her sole and separate property, 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 62 of 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. Building setback line 30 feet as shown on dedicated plat.
3. Easements, conditions and restrictions as contained in plat dedication.
4. Easement, recorded in Volume 292, page 216, Deed Records of Klamath County, Oregon.
5. Mortgage, including the terms and provisions thereof, recorded October 10, 1977 in Book M77, page 19290, in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage, the Grantees herein assume and agree to pay according to the terms and conditions 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 except those as set forth above and those apparent upon the land.

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 \$41,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27 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

January 27, 1978

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named Richard W. Carroll and Bonita K. Carroll

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bonnie J. Maguire
1719 Winona Way
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs
1225 Parry St. S.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of January, 1978, at 9:48 o'clock A.M., and recorded in book M78 on page 1628 or as file/reel number 42273

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha J. Ketch Deputy
Recording Officer

Fee \$3.00