

42305

WARRANTY DEED

Vol. M75 Page 1691

KNOW ALL MEN BY THESE PRESENTS, That JERRY THOMAS WOODY and JANELLE M. WOODY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. PINTO, JR. and NANCY L. PINTO, 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:

The South 67 feet of the West 103 feet of Lot 9 in BAILEY TRACTS, 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 Enterprise Irrigation District.
2. Reservations as recorded September 10, 1936 in Volume 107, page 194, Deed Records of Klamath County, Oregon
3. Mortgage, including the terms and provisions thereof, recorded November 25, 1975, in Volume M75, page 14912, in favor of 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

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 \$27,500.00. 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 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) ss.
January 27, 1978

Personally appeared the above named
Jerry Thomas Woody and Janelle
M. Woody

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

Before me:
Notary Public for Oregon
My commission expires: 6-16-81

STATE OF OREGON, County of) ss.
January 27, 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 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:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. William G. Pinto
5507 Bel Aire
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs
1225 Ferry Street, SE
Salem, Oregon 97310
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
27th day of January, 1978,
at 2:42 o'clock P.M., and recorded
in book M78 on page 1691 or as
file/reel number 42305

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By _____ Recording Officer
Deputy

Fee \$3.00