

43357

WARRANTY DEED

MTG 4960

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KNOW ALL MEN BY THESE PRESENTS, That ORVAL K. MUSGROVE and FERN M. MUSGROVE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE C. MUSGROVE and JUDITH L. MUSGROVE, 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 2, Block 4, Tract 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) Statutory powers, including the power of assessment, of Klamath Irrigation District. (2) Statutory powers, including the power of assessment, of South Suburban Sanitary District. (3) Building setback line 25 feet from street as shown on dedicated plat. (4) Easement 16 feet along rear of lot as shown on dedicated plat. (5) Reservations contained in plat dedication. (6) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 21, 1970, in Volume M-70, Page 8316, microfilm records of Klamath County, Oregon.

(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 stated above,

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 \$ 35,000.00

~~However, the actual consideration consists of or includes other property, which is hereby included in this deed, to-wit: the property described in the deed recorded in Volume M-70, Page 8316, microfilm records of Klamath County, Oregon.~~

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 17th day of February, 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)

Orval K. Musgrove
Fern M. Musgrove

STATE OF OREGON,)
County of KLAMATH) ss.
February 17, 19 78.

STATE OF OREGON, County of _____) ss.
_____, 19 _____.

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.

Personally appeared the above named ORVAL K. MUSGROVE and FERN M. MUSGROVE, husband and wife,

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

Before me: *Dolores Baldwin*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: May 13, 1981

Notary Public for Oregon
My commission expires: _____

ORVAL K. and FERN M. MUSGROVE
5800 Airway Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

DALE C. and JUDITH L. MUSGROVE
4613 Memorie Lane
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Dale C. Musgrove
4613 Memorie Lane
City
NAME, ADDRESS, ZIP

Until a change is requested all tax _____ shall be sent to the following address.
Dept. of Affairs
1325 Ferry St.
Salem OR 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 17th day of February, 1978, at 3:37 o'clock P.M., and recorded in book M78 on page 3129 or as file/reel number 43357, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
Bernetha Hetch Deputy

Fee \$3.00