

43359

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LARRY D. HAGER and JUDY A. HAGER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT C. WALTON and MARCELLA L. WALTON, 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 10 in Block 2 of FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Building set-back line shown on dedicated plat.
2. Utility Easement shown on dedicated plat.
3. Reservations 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 THOSE AS SET FORTH 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 \$ 39,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 17 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)

STATE OF OREGON, County of Klamath) ss.
February 17 day of February, 1978.

Personally appeared Larry D. Hager and Judy A. Hager and Judy A. Hager 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

Personally appeared the above named Larry D. Hager and Judy A. Hager, husband and wife,

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

Notary Public for Oregon
(OFFICIAL SEAL)
My commission expires: 7-19-78

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

Hager
GRANTOR'S NAME AND ADDRESS
Walton
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Robert C. Walton
5519 So. 6th
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veteran's Affairs
1225 Ferry St. 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 17th day of February, 1978, at 3:37 o'clock P. M., and recorded in book M78 on page 3132 or as file/reel number 43359, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha V. Leitch Recording Officer Deputy

Fee \$3.00