

1-1-74

44375

WARRANTY DEED

Vol. M78 Page 4508

KNOW ALL MEN BY THESE PRESENTS, That GERALD D. MC VEY and CAROL F. MC VEY,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD EUGENE
WHETHAM, 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 8, Block 11, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Levies and assessments of the Sunset Village Lighting District.
2. Rules, regulations and statutory powers, of South Suburban Sanitary District.
3. Rules, regulations and statutory powers, of Enterprise Irrigation District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Public utilities easement 8 feet along rear as shown on dedicated plat.
6. Reservations and easements as contained in plat dedication.
7. Covenants, conditions and restrictions, recorded June 13, 1972 in Volume M72, page 6318, Microfilm Records of Klamath County, Oregon.
8. Trust Deed, in favor of Klamath First Federal Savings and Loan Association, recorded November 15, 1977 in Volume M77, page 22201, Microfilm Records of Klamath County, Oregon, which grantee herein agrees to assume and 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

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 \$ 50,500.00

Ⓢ 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 26th 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 _____) 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 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)

Before me: Dorothy Lynn Blum
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-81

Notary Public for Oregon
My commission expires:

STATE OF OREGON,)
County of Klamath) ss.
February 26, 1978.

Personally appeared the above named
Gerald D. McVey and Carol F. McVey
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald Eugene Whetham3711 Coronado Way,
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan Assoc.
2943 South 6th Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
9th day of March, 1978,
at 2:51 o'clock P.M., and recorded
in book M78 on page 4508 or as
file/reel number 44375

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Bernethard J. Felch Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE