

44401

WARRANTY DEED

STEVENS-NEFF LAW PUBLISHING CO. PORTLAND, OR 97204

Vol. M78 Page 4541

KNOW ALL MEN BY THESE PRESENTS, That JOHN FEEBACK, JR. and PEGGY FEEBACK, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN L. GRIFFITH and CHERYL R. GRIFFITH, 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 7 in Block 9 Tract No. 1020, THIRD 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. Regulations of South Suburban Sanitary District.
2. Regulations of Enterprise Irrigation District.
3. The assessments of Sunset Village Lighting District.
4. Building setback line 25 feet from Redondo Way as shown on dedicated plat.
5. Irrigation and utility easement as shown on dedicated plat.
6. Reservations contained in plat dedication.
7. Covenants, conditions and restrictions, imposed by instrument recorded May 14, 1971 in Volume M71, page 4407.

(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 set forth above and 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 \$45,900.00. ~~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 9th day of March, 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)

John Feedback, Jr.
Peggy Feedback

STATE OF OREGON,)
County of Klamath) ss.
March 9, 1978

Personally appeared the above named John Feedback, Jr. and Peggy Feedback

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

(OFFICIAL
SEAL)

John B. Blubaugh
Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____, 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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Warren L. & Cheryl R. Griffith
3927 Redondo Way
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of March, 1978, at 4:08 o'clock P.M., and recorded in book M78 on page 4541 or as file/reel number 44401.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

By *Senecha* Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE