

1-1-74

45999

WARRANTY DEED

Vol. M₇₈ Page 6857

KNOW ALL MEN BY THESE PRESENTS, That HANNAH LINDA FISHER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS ELLIOTT and CAROL ELLIOTT, 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:

Lots 7 and 8 in Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 20 foot building setback line along Antler Drive and the Keno Worden County Road as shown on dedicated plat.
2. Restrictions as contained in plat dedication.
3. Covenants, conditions and restrictions, recorded May 6, 1968 in Volume M68, page 4084, 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 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 \$ 14,000.00

~~Whereof, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols \odot , 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 21st 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.

Hannah Linda Fisher

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA } ss.
County of ~~Clatsop~~ Clatsop }
February 24th, 1978

Personally appeared the above named
Hannah Linda Fisher

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

Before me:

Notary Public for Oregon
My commission expires: 1/22/80

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 _____

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:
Douglas & Carol Elliott
7480 El Cerrito Road
Corona, Ca. 91720
NAME, ADDRESS, ZIP
Until a change is requested all further statements shall be sent to the following address:
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of April, 1978, at 9:33¹/₂ o'clock A.M., and recorded in book M76 on page 6857 or as file/reel number 45999, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice J. Heloch, Deputy Recording Officer

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE