

MTC 6298

46172

WARRANTY DEED

Vol. 78 Page 7044

KNOW ALL MEN BY THESE PRESENTS, That David C. Bland and Martha V. Bland, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Diana Navell

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 27 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. Reservations and restrictions as set forth in the plat of said addition, in Plat Book 8 at page 45 of Records of Klamath County, Oregon.

4. A 20 foot building setback line from street as shown on dedicated plat.

5. Reservations as contained in plat dedication, to-wit:

"Subject to setback line as shown on plat dedication and to easements over all lots for future sewers."

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 27,500.00
- However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which). (The sentence between the symbols ①, 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 12 day of April, 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.

David C. Bland
David C. Bland

(If executed by a corporation,
affix corporate seal)

Martha V. Bland
Martha V. Bland

STATE OF OREGON,) ss.
County of Klamath
April 12, 1978.

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.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named David C. Bland and Martha V. Bland, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Lu Nelson

Notary Public for Oregon

My commission expires: 2-3-79

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Real Estate Loan Division
P. O. Box 1905
Klamath Falls, Oregon 97601

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

Diana Navell
3911 Bristol Ave
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of April, 1978, at 2:25 o'clock P. M., and recorded in book M78 on page 7044 or as file/reel number 46172, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bonita J. Helch Recording Officer
Deputy

Fee \$3.00