

1124

46579

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WAYNE HURLEY BLDG. CO., INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY J. EHLERS, 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 pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit: Lot 25 in block 9 of tract no. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. An 8 foot utility easement as shown on dedicated plat.
2. Reservations as contained in plat dedication.
3. Covenants, conditions, restrictions and easement, recorded in Volume M76, page 13868, 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 ~~set forth~~ 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 \$45,500.00. 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 19th 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.

(If executed by a corporation, affix corporate seal)

*Jessie W. Hurley*

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ss.

April 19, 1978

Personally appeared Jessie W. Hurley 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 Wayne Hurley Bldg. Co., Inc.

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:

*Bessie Lynn Blum*  
Notary Public for Oregon

My commission expires: 6-16-81

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Also recording fees to:

Mr. and Mrs. Jerry J. Ehlers  
3747 Shasta Way  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Send a check in payment of the recording fees to the following address.

Department of Veterans' Affairs  
1225 Perry Street S. E.  
Salem, OR 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 19th day of April, 1978, at 3:36 o'clock P.M., and recorded in book M78 on page 7676 or as file/reel number 46579

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ed. D. Milne

Recording Officer  
By Bernetha S. Smith Deputy

Fee \$3.00