

1-1374

46581

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JERRY JERAN and SANDIE JERAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAN BOSCHUITZEN and ELEANOR R. BOSCHUITZEN, 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 9, Block 2, WEST HILLS HOMES, 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 from street as shown on dedicated plat.
2. An 8 foot utility easement along rear of lot line as shown on dedicated plat.
3. Reservations as contained in plat dedication.
4. Covenants, conditions and restrictions, recorded April 25, 1961 in Volume 329, page 91, Deed Records of Klamath County, Oregon.
5. Right of Way, recorded in Volume 318, page 108, Deed 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 \$59,900.00. However, 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 ©, 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)

[Signature]
[Signature]

STATE OF OREGON,

County of Klamath
April 19th, 1978

Personally appeared the above named
Jerry Jeran and Sandie Jeran

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

Before me:
[Signature]
Notary Public for Oregon
My commission expires:

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:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Mr. and Mrs. Jan Boschuitzen	
2448 Retwood Dr.	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Mail a charge to most used address shall be sent to the following address:	
Department of Veterans' Affairs	
1225 Ferry Street S. E.	
Salem, OR 97310	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDING USE

STATE OF OREGON,

County of Klamath

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 178 on page 7679 or as file/reel number 46581. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By *[Signature]* Recording Officer
Deputy

Fee \$3.00

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