

1-1-74

48679

WARRANTY DEED

Vol. M78 Page 10709

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIS W. COLPITTS AND TERESA M. COLPITTS, 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 36, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. 2. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood. 3. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument, including the terms thereof, Recorded September 3, 1976 in Book M-76 at Page 13888. 4. An easement created by instrument, including the terms and provisions thereof, Dated June 26, 1905, Recorded May 18, 1907 in Book 22 at Page 479, In favor of United States. For Right of Way for ditches and canals.

(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 listed above

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 \$ 44,900.00

① However, the actual consideration consists of the sum of \$44,900.00, which is the whole consideration (including which) ② (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 22 day of May, 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.

WAYNE HURLEY BUILDING CO., INC.

(If executed by a corporation, affix corporate seal)

BY: Jessie W. Hurley

BY:

STATE OF OREGON,)
County of _____) ss.
_____, 19____.

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.
May 22, 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 Building 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:

Barlene T. Addington
Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: 3-22-81

HURLEY BUILDING CO., INC.

GRANTOR'S NAME AND ADDRESS

COLPITTS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Willis W. Colpitts
5082 Ankeny
Klamath Falls, OR 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 S.E.
Salem, OR 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of May, 1978, at 11:01 o'clock A.M., and recorded in book M78 on page 10709 or as file/reel number 48679.

Record - Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Bernard H. Hirsch Recording Officer
Deputy

Fee \$3.00