

49051

6187-B
WARRANTY DEEDVol. 78 Page 11225KNOW ALL MEN BY THESE PRESENTS, That ROD E. TRAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN EDWARD TOFELL and SHARON M. TOFELL, 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 21, Block 1, TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers, of South Suburban Sanitary District.
2. Rules, regulations and statutory powers, of Enterprise Irrigation District.
3. Levies and assessments of Sunset Village Lighting District.
4. An 8 foot utility easement over the rear of lot as shown on dedicated plat.
5. A 25 foot building setback from street as shown on dedicated plat.
6. Reservations as contained in plat dedication.
7. Covenants, conditions and restrictions, recorded September 13, 1976 in Volume M76, page 14336, 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 \$ 67,000.00

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 26th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KlamathMay 26th, 1978

Personally appeared the above named
Rod E. Travis

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

Before me:
Debra Lynn Blum
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-81

STATE OF OREGON, County of _____ ss.

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:
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John Edward Tofell
7017 Sierra Place
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax 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 26th day of May, 1978, at 11:30 o'clock A.M., and recorded in book M78 on page 11225 or as file/real number 49051, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Cornelia H. Helick Deputy

Fee \$3.00