

49057

WARRANTY DEED

Vol. 778 Page 11235

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. HUMER and JOYCE R. HUMER,  
 husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT H. STONE  
 and BARBARA M. STONE, 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 ap-  
 pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 12, Block 4, Tract No. 1087, known as FIRST ADDITION TO BANYON PARK, according  
 to the official plat thereof on file in the office of the County Clerk of Klamath  
 County, Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Building setback line 25 feet from front of lot as shown on dedicated plat.
3. A 16 foot utility easement along rear of lot.
4. Reservations and restrictions as shown on dedicated plat.
5. Reservations and restrictions as contained in instrument recorded in Volume 226,  
 page 191, Deed Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions imposed by instrument recorded December 23,  
 1974 in Volume M74, page 16182, 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 as set  
 forth above and 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 \$ 45,900.00  
 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 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, } ss.  
 County of Klamath  
May 26, 1978

Personally appeared the above named John L. Humer and Joyce R. Humer

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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 be-  
 half 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)

Notary Public for Oregon

My commission expires:

## GRANTOR'S NAME AND ADDRESS

## GRANTEE'S NAME AND ADDRESS

After recording return to:

Albert H. & Barbara M. Stone  
 9507 Highway 140  
 Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
 1225 Ferry Street, S.E.  
 Salem, Oregon, 97310

NAME, ADDRESS, ZIP

## STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
26th day of May, 1978,  
 at 1:55 o'clock P.M., and recorded  
 in book M78 on page 11235 or as  
 file/reel number 49057

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Wm. D. Milne

Recording Officer

By Barbara M. Stone Deputy

Fee \$3.00