

49351

WARRANTY DEED

Vol. 1178 Page 11719

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That JACK L. LANDERS AND CHERYL ANN LANDERS
Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE C. SEYMOUR
AND ALICE R. SEYMOUR, 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 2, Block 8, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Conditions, restrictions, set back lines and easements as shown on the Plat
of Tract No. 1037, Fifth Addition to Sunset Village, and reservations and restrictions
contained in the dedication of said subdivision, as follows: "... said plat subject to:
(1) easements for future public utilities, irrigation and drainage as shown on the
annexed plat, easements to provide ingress and egress for construction and maintenance
of said utilities irrigation and drainage, (2) no change will be made in the present
irrigation and/or drainage ditches without the consent of the Enterprise Irrigation
District, its successors or assigns, (3) building set-back lines as shown on the
annexed plat, (4) all easements and reservations of record and additional restrictions
as provided in any recorded protective covenants."

(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
reservations, restrictions, rights of way of record and those apparent on the land
and that which is stated above

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 \$ 52,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole or part of the consideration (indicate which). (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 1st day of May JUNE, 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 Klamath } ss.
May JUNE 1st, 1978

Personally appeared the above named
JACK L. LANDERS AND CHERYL ANN
LANDERS, husband and wife
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 4/24/81

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

Personally appeared _____

and
each for himself and not one for the other, did say that the former is the
_____, who, being duly sworn,
_____, 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 the
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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

JACK L. AND CHERYL ANN LANDERS

GRANTOR'S NAME AND ADDRESS

GEORGE C. AND ALICE R. SEYMOUR

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan Assn.
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GEORGE C. AND ALICE R. SEYMOUR
3919 Redondo Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
1st day of June, 1978,
at 3:40 o'clock P.M., and recorded
in book 1178 on page 11719 or as
file/reel number 49351

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Bernadette Milne Recording Officer
Deputy

Fee \$3.00