

49368

6454-M
WARRANTY DEEDVol. 78 Page 11752

KNOW ALL MEN BY THESE PRESENTS, That GENE THOMAS TALLEY and DONNA J. TALLEY,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. SLUGA
 and EVA I. VALDEZ, 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:

The Northeasterly 25.5 feet of Lot 5 and the Southwesterly 43 feet of Lot 6, Block
 2, FIRST ADDITION TO TONATEE HOMES, 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. Regulations of Klamath Irrigation District.
3. Building setback line 20 feet from Gary Street as shown on dedicated plat.
4. Public utilities easement along rear lot lines as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions imposed by instrument recorded October 5,
 1959 in Volume 316, page 326, and amended by instrument recorded September 29,
 1961 in Volume 332, page 660.

(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 \$ 32,900.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the 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 31st 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)

Gene Thomas Talley
Donna J. Talley

STATE OF OREGON,
 County of Klamath } ss.
May 31, 1978

Personally appeared the above named Gene
Thomas Talley and Donna J. Talley
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
[Signature]
 (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 _____

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Sluga & Eva I. Valdez
4428 Barry Drive
Klamath Falls, Oregon

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 } ss.

I certify that the within instru-
 ment was received for record on the
1st day of June, 1978,
 at 3:53 o'clock PM, and recorded
 in book M78 on page 11752 or as
 file/reel number 49368
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

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

Fee \$3.00