

51513

6424-B
WARRANTY DEEDVol. M78 Page 14917KNOW ALL MEN BY THESE PRESENTS, That HILTON R. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE W. HOPPER and JEANNETTE M. HOPPER, 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 15, Block 5 of TRACT 1003, THIRD ADDITION TO MOYINA, 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. An easement, recorded April 5, 1940 in Volume 128, page 267.
3. An easement and right-of-way, recorded June 8, 1956 in Volume 284, page 22.
4. Easement, recorded in Deed Volume 285, page 257.
5. Restrictions and easements contained in plat dedication.
6. Building setback lines, 20 feet wide, along the front lines of the herein described property.
7. Public utility easement over the rear 8 feet of lot as shown on the dedicated plat.
8. Easements, recorded November 21, 1974 in Volume M74, page 14993.

(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 those apparent upon the land,

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 \$64,900.00. 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 11th day of July, 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)

Hilton R. Thomas

STATE OF OREGON,

County of Klamath } ss.
July 11, 1978

Personally appeared the above named

Hilton R. Thomas

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

Before me
Betty Lynn Blum
Notary Public for Oregon
My commission expires 6-16-81

(OFFICIAL SEAL)

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

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 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:

Lawrence W. Hopper
6721 Milbert

Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Security Savings and Loan Association

222 South 6th Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of July, 1978, at 4:01 o'clock P.M., and recorded in book M78 on page 14917 or as file/reel number 51513.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Betty Lynn Blum Recording Officer
Deputy

Fee \$3.00