

1967

51855

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE GHELLER and HELEN B. GHELLER, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BOBBY B. ROSS and DOROTHEA F. ROSS, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All of Lots 10, 11, 12, 13, 14, 15 and 16 and the Westerly 99.85 feet of the Easterly 199.7 feet of Lots 17 and 18, in Block 5 of THIRD ADDITION TO ALTAMONT ACRES, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith

2. Rules, regulations and assessments of South Suburban Sanitary District.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances also subject to reservations, restrictions, easements and rights of way of record and those apparent on the land, if any;

and that grantor will warrant and forever defend the above granted 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 \$ 18,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (and more fully stated in the instrument).~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 25th day of March, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

George G. GHELLER
Helen B. GHELLER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 25th, 1974

Personally appeared the above named

GEORGE GHELLER and HELEN B. GHELLER

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

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ 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)

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-8-78

NOTE—The space between the symbols ®, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1947, as amended by the 1967 Special Session.

WARRANTY DEED

GEORGE GHELLER, et ux,

TO

BOBBY B. ROSS, et ux,

AFTER RECORDING RETURN TO

Rel. KLA First Fed
540 MA

(DON'T USE THIS SPACE) RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of July, 1978, at 10:58 o'clock A.M., and recorded in book M78 on page 15433 Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Donna H. Helt*

Fee \$3.00

Title.

Deputy