

53310

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HH and W PROPERTIES

18697

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP K. HUTCHINSON and SUSAN L. HUTCHINSON, 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 5 in Block 2 of Tract 1016 known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Transmission line easement as shown on dedicated plat and recorded January 25, 1957 in Volume 289 at page 225, Deed Records of Klamath County, Oregon.
2. Easements and restrictions as contained in plat dedication.
3. Covenants, conditions and restrictions, imposed by instrument, including ~~xxx~~ the terms and provisions thereof, recorded July 24, 1970 in Volume M70 at page 6147, Microfilm Records of Klamath County, Oregon.
4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District, recorded July 10, 1973 in Volume M73 at page 8797, 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 hereinabove

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 \$4,750.00
~~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 (), 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 30th day of December, 1976; 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)

HH and W Properties,

By Douglas K. Warren, pres.

STATE OF OREGON,

County of _____

ss.

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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of _____

December 30, 1976.

Personally appeared Douglas K. Warren

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

HH and W Properties, a joint venture 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: 9-22-78

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Warren Realty Group
P.O. Box 179
Newport, Oregon 97365

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

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of August, 1978, at 3:51 o'clock P.M., and recorded in book 278 on page 1897 or as file/reel number 23910.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy