

MOUNTAIN TITLE COMPANY

53348

6849-M
WARRANTY DEED

Vol. 18713

KNOW ALL MEN BY THESE PRESENTS, That JERRY L. WAGNER and BARBARA E. WAGNER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER M. BEYER and JUDY K. BEYER, 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 1 in Block 11, 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. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Rules, regulations and statutory powers, of South Suburban Sanitary District.
3. A 20 foot building setback line from streets as shown on dedicated plat.
4. A 16 foot utility easement over rear of lot as shown on dedicated plat.
5. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the 1st Addition to Moyina Improvement District.
6. Easement, recorded April 5, 1940 in Deed Volume 128, page 267.
7. Easement, recorded June 5, 1967 in Volume M67, page 4178.
8. Reservations and restrictions contained in the dedication of Tract 1003 (Third Addition to Moyina).

(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;

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 \$ 47,700.00

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 (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 23 day of August, 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)

Jerry L. Wagner

STATE OF OREGON,)
County of Klamath) ss.
August 23, 1978

STATE OF OREGON, County of) ss.
19

Personally appeared

and

Personally appeared the above named
Jerry L. Wagner and Barbara E. Wagner.

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

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:

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 6-16-81

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Roger M. Beyer
6603 Eberlein
Klamath Falls, OR 97601

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

Department of Veterans' Affairs
1225 Ferry Street S. E.
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of August, 1978, at 3:00 o'clock P.M., and recorded in book 178 on page 18743 or as file/reel number 53948

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By [Signature] Recording Officer
Deputy

1978 8 31

MOUNTAIN TITLE COMPANY