

## MOUNTAIN TITLE COMPANY

54034

6858-M  
WARRANTY DEED

Vol. 28 Page 18853

KNOW ALL MEN BY THESE PRESENTS, That ROBERT H. DEWEY and JEANNA F. DEWEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. SINGLER and VIOLET A. SINGLER, 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 3, Block 5, GATEWOOD, TRACT NO. 1035, 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. Right of Way, recorded May 18, 1907 in Volume 22, page 479.
3. A 25 foot building setback from street as shown on dedicated plat.
4. An 8 foot utility easement along rear of lot as shown on dedicated plat.
5. Restrictions as contained in plat dedication.
6. Conditions and restrictions, recorded May 17, 1973 in Volume M73, page 5995.

(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 \$ 51,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 91.010 )

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 22 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)

STATE OF OREGON, )  
County of Lane ) ss.  
August 22, 1978

Personally appeared the above named  
Robert H. Dewey and Jeanna F. Dewey

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

Before me:  
(OFFICIAL SEAL) *Lynne M. Clouse*

Notary Public for Oregon

My commission expires: 5-9-79

STATE OF OREGON, County of ) ss.  
1978

Personally appeared

and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. James D. Singler  
4901 Driftwood  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of August, 1978, at 3:33 o'clock P. M., and recorded in book 376 on page 18853 or as file/reel number 54034.

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

By *[Signature]* Recording Officer  
Deputy

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