

56983

WARRANTY DEED

Vol. M78 Page

3512

KNOW ALL MEN BY THESE PRESENTS, That Dennis G. Bailey and Patricia M Bailey, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. Lenninger, 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 17, OLD ORCHARD MANOR, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Sewer and Water charges, if any, due to the City of Klamath Falls.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Right of way for a power line conveyed to Mabel C. Merryman

A 20 foot building set back line from street and utility easement along the rear of lot as shown on dedicated plat.

Reservations as contained in plat dedication.

Conditions and restrictions recorded February 20, 1951, in Volume 245, page 361, Deed 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 stated above or those apparent upon the land, if any, as of the date of this deed.

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 \$ 32,500.00

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 19 day of October, 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)

Dennis G. Bailey - Attorney In Fact  
Dennis G. Bailey - Attorney In Fact  
Patricia M. Bailey  
Patricia M. Bailey

STATE OF OREGON, } ss.  
County of Klamath }  
October 19, 1978

STATE OF OREGON, County of } ss.  
October 19, 1978

Personally appeared \_\_\_\_\_ and

Personally appeared the above named  
Dennis G. Bailey and Patricia M. Bailey

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

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.

(OFFICIAL SEAL)

Belle Steele

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Dennis G. and Patricia M. Bailey

GRANTOR'S NAME AND ADDRESS

Daniel J. Lenninger

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel J. Lenninger

918 Alandale

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Security Savings and Loan

222 South 6th Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of October, 1978, at 3:33 o'clock P. M., and recorded in book M78 on page 23512 or as file/reel number 56983.

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

Wm. D. Milne  
By Pamela Hetsch Recording Officer Deputy

Fee \$3.00