

K-31233 59858

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

INGEBORG NELSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. and TEOFILA B. VEATCH, husband and wife. 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:

Tract #144, PLEASANT HOME TRACTS NO. 2, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Taxes for 1978-1979 are unpaid in the amount of \$245.47 (Code #41-39092 TL 5700)
- 2. Charges and assessments of the City of Klamath Falls for monthly water service.
- 3. Rules, regulations, and assessments of South Suburban Sanitary District
- 4. Reservations and restrictions contained in deed from Charles W. Miller and Naomi K. Miller, husband and wife, to William B. Powell and Helen W. Powell, husband and wife, dated August 23, 1939, recorded November 15, 1939, in Deed Volume 125, page 397, Records of Klamath County, Oregon,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON REVERSE

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 Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land AND as hereinabove set forth.

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,500.00. However, the actual consideration consists of an interest in real property to be conveyed to the grantee.

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 15 day of December, 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.

Ingeborg Nelson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath ss. December 15, 1978

STATE OF OREGON, County of ss. Personally appeared

Personally appeared the above named Ingeborg Nelson

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 her 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.

Before me Notary Public for Oregon My commission expires: 8-5-79

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

Ingeborg Nelson

GRANTOR'S NAME AND ADDRESS James D. & Teofila B. Veatch 2036 1/2 Madison St. Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS James D. & Teofila B. Veatch 5147 Cottage St. Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP Klamath Falls, Oregon 97601

STATE OF OREGON, County of ss. I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

