

3060218

MOUNTAIN TITLE COMPANY

MTC 7321
WARRANTY DEED

Vol. 1178 Page 28735

KNOW ALL MEN BY THESE PRESENTS, That SOMERS, husband and wife and SALLY M. STAPLES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. STAPLES, 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:

* * * LEGAL DESCRIPTION SET FORTH ON REVERSE * * *

(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 on reverse and 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 \$ 43,200.00. 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 26 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.

(If executed by a corporation, affix corporate seal)

Frank Vance Somers
Lydia Marie Somers

STATE OF OREGON,

County of Klamath } ss.
December 26, 1978

Personally appeared the above named Frank Vance Somers and Lydia Marie Somers

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: October 23, 1980

STATE OF OREGON, County of _____) ss.

Personally appeared _____

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 _____

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: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William L. & Sally M. Staples
1028 Merryman Drive
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

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

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

Portions of Lots 76 and 77 in MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 77 of said plat, less a portion described as follows:

Beginning at the Southwesterly corner of said Lot 77, thence Northerly along the Westerly line of said Lot 77, 6.31 feet to a point; thence North 72° 12' 35" East 63.94 feet to a point on the Southerly line of said Lot 77; thence Westerly along said Southerly lot line 65.74 feet to the point of beginning.

Also a portion of Lot 76 of said plat, described as follows:

Beginning at the Northeasterly corner of said Lot 76, thence Southerly along the Easterly line of said Lot 76, 4.67 feet to a point; thence South 72° 12' 35" West 49.83 feet to a point on the Northerly line of said Lot 76; thence Easterly along said Northerly lot line 49.43 feet to the point of beginning.

SUBJECT TO:

1. Regulations of Klamath Irrigation District.
2. Conditions and restrictions as adopted by plat dedication recorded February 20, 1951 in Volume 245, page 361, Deed records of Klamath County, Oregon.
3. Building restrictions as contained in dedicated plat.
4. Building setback line 20 feet from streets as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on 12/27/78~~

this 27th day of December A. D. 1978 at 11:32 o'clock A.M., and
fully recorded in Vol. M-78, of Deeds on Page 28735

Fee \$6.00

Wm D. MILNE, County Clerk

By *Jacqueline J. Metter*