

60632

WARRANTY DEED Vol. 1779 Page 468

KNOW ALL MEN BY THESE PRESENTS, That Boyd H. Phillips and Nancy S. Phillips,
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Herbert R. Barrett
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 9, TRACT 1025, WINCHESTER, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon

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

The premises herein described are within and subject to the statutory
powers, including the power of assessment, of South Suburban Sanitary District.

Building setback line 25 feet from street, as shown on dedicated plat.
Utility and irrigation easement along the rear 16 feet, as shown on
dedicated plat.

Reservations as contained in plat dedication.

Covenants, conditions and restrictions, but omitting restrictions, if any,
based on race, color, religion or national origin, imposed by instrument, including
the terms and provisions thereof, recorded September 9, 1971 in Volume M71, page 9617,
Microfilm Records of (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) Klamath County, Oregon
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 on the reverse of this deed, 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 \$ 35,000.00

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 5 day of January, 1979;
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)

Boyd H. Phillips

Nancy S. Phillips

STATE OF OREGON,

County of Klamath

January 5, 1979

Personally appeared the above named

Boyd H. Phillips and

Nancy S. Phillips

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 12, 1981

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

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 be-

half 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:

Boyd H. Phillips and Nanacy S. Phillips

GRANTOR'S NAME AND ADDRESS

Herbert R. Barrett

1711 Burns

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Herbert R. Barrett

1711 Burns

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment 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

SUBJECT TO: Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 14, 1977

Recorded: January 14, 1977

Volume: M77, page 767, Microfilm Records of Klamath County, Oregon

Amount: \$24,950.00

Mortgagor: Boyd H. Phillips and Nancy S. Phillips, Husband and Wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs.
(L-M59758)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 5th day of January A. D. 1979 at 3:18 o'clock P.M., and

duly recorded in Vol. M-79, of Deeds on Page

Fee \$6.00

Wm D. MILNE, County Clk

By *Jaqueline J. Mettee*