

60709

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID W. SEUTTER and MARJORIE J. SEUTTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. HILL and BONNIE E. HILL, 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:

Lot 9 in Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA, Tract 1153, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of way granted to Pacific Power and Light Company, recorded February 18, 1965 in Volume 359, page 380.
2. A 16 foot utility easement across rear of lot as shown on dedicated plat.
3. Reservations and restrictions as shown on plat dedication.
4. Covenants, conditions and restrictions as imposed by instrument recorded in Volume M78, page 1386.

(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 apparent upon the land,

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 \$ 70,000.00. 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 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 8th 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)

STATE OF OREGON,

County of Klamath

January 8, 1979

Personally appeared the above named David W. Seutter and Marjorie J. Seutter

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of

Personally appeared

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:

David L. & Bonnie E. Hill
3553 Seuder Place
Klamath Falls, Or. 97601

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, Or. 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of January, 1979, at 3:40 o'clock P.M., and recorded in book M79 on page 590 or as file/real number 60709.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Mr. D. Milne

Recording Officer
By Berntha S. S. S. Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY