

61091

Vol. ^m 79 Page 1171

4A 38-17334 m

WARRANTY DEED (CORPORATION)

WAYNE HURLEY BUILDING COMPANY, Inc. a

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

CHARLES M. HART and MARY LOU HART, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 15, and the South 5 feet of Lot 16, Block 12, Tract No. 1064,
FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of
Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 50,400.00

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
15th day of January, 19 79.

(Corporate Seal)

By Jessie W. Hurley President

By _____ Secretary

STATE OF OREGON, County of Klamath) ss.January 15, 19 79.

Personally appeared Jessie W. Hurley who, being duly sworn,
did say that he is the President of
Wayne Hurley Building Company, Inc. 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 he acknowledged said
instrument to be its voluntary act and deed.

Official Seal

Before me: W. L. Alden
Notary Public for OregonMy commission expires: 3-30-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Hurley

TO

Hart

After Recording Return to:
Mr. and Mrs. Charles M. Hart
5423 Brentwood
Klamath Falls, Oregon 97601
Taxes: Dept. of Veterans' Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

Form No. 0-962
(Previous Form No. TA 17)

STATE OF OREGON,)

) ss.

County of _____)

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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

By _____

Title

Deputy

SUBJECT TO:

1172

1. An easement created by instrument, including the terms and provisions thereof,
Dated : June 26, 1905
Recorded : May 18, 1907 Book: 22 Page: 479
In favor of : United States of America
(No specific location of record)

2. An easement created by instrument, including the terms and provisions thereof,
Dated : May 1, 1945
Recorded : May 15, 1945 Book: 176 Page: 284
In favor of : California Oregon Power Company
For : Right of way for pole lines
(No specific location)

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : September 3, 1976 Book: M-76 Page: 13888

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

this 16th day of January A. D. 1979 at 10:47 clock A M., and

ly recorded in Vol. M79, of Deeds on Page 1171

Wm D. MILNE, County Clerk

By Bernard A. Helich

Fee \$6.00