

65440

MTC-7649  
WARRANTY DEEDVol. 79 Page 8170

KNOW ALL MEN BY THESE PRESENTS, That T. E. NAUTA and T. JUNE NAUTA, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BYRON F. BALCOM and DIANE D. BALCOM, husband and wife, 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:

Lot 6 in Block 13, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Restrictions as contained in plat dedication.
3. A 20 foot building setback along the front of lot as shown on dedicated plat.
4. A 16 foot public utilities easement along rear of lot as shown on dedicated plat.

(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,

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 \$50,900.00. 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 6th day of April, 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)

T. E. Nauta  
T. June Nauta

STATE OF OREGON,

County of Umatilla } ss.April 6th, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_, 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:

(OFFICIAL SEAL)

Before me, Sherry A. Sailer  
Notary Public for Oregon

My commission expires:

MY COMMISSION EXPIRES SEPT. 22, 1980

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Byron F. & Diane D. Balcom  
1803 Kimberly Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of April, 1979, at 3:57 o'clock P.M. and recorded in book M79 on page 8170 or as file/reel number 65440, Record of Deeds of said county.

Witness my hand and seal of County affixed.

William D. Milne

Recording Officer

By Bernetha Skelch Deputy

Fee \$3.00

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