

1-1-74

73037

WARRANTY DEED

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERT TEAMEY and SUSAN L. TEAMEY, 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 14, Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable. 2. Utility easements as delineated on the recorded plat along the East 16 feet. 3. Reservations as disclosed by the duly recorded plat. 4. An easement created by instrument recorded February 18, 1965, in Volume 359, page 380, in favor of Pacific Power & Light Co. 5. Covenants, easements and restrictions, imposed by instrument recorded January 23, 1978 in Volume M78, page 1386. 6. Covenants, easements and restrictions imposed by instrument recorded September 26, 1978 in Volume M78, page 21260.

(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 \$ 15,500.00

~~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 27th day of August, 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 } ss.
August 27, 1979

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

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon 8-23-81

My commission expires:

STATE OF OREGON, County of _____ } ss.
_____, 19____

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 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:

Bert and Susan L. Teamey
3605 Seutter Place
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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of August, 1979, at 12:23 o'clock P.M., and recorded in book M79 on page 20456 or as file/reel number 73037

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By _____ Deputy

Fee \$3.50