

1-1-74

76489

WARRANTY DEED

Vol. M79 Page 26013

KNOW ALL MEN BY THESE PRESENTS, That

HUGH ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY A. YEAGER and PAULA J. YEAGER, 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 14, Block 3, Tract 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO, HOWEVER: 1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable. 2. Drainage and utility easements as delineated on the recorded plat along the North 8 feet. 3. Setback restrictions as disclosed by the recorded plat along the South 20 feet. 4. Covenants, easements and restrictions imposed by instrument recorded July 24, 1970 in Volume M70, page 6147. 5. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District, recorded July 10, 1973 in Volume M73, page 8797.

(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 \$69,000.00. 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 2nd day of November, 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)

Hugh Allen
Hugh Allen

STATE OF OREGON,

County of Klamath } ss.
NOVEMBER 2, 1979

Personally appeared the above named
Hugh Allen

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

Before me:
Donald Bert Hultlow
Notary Public for Oregon
My commission expires: 3/22/81

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 _____

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:

KEESK
540 MAID

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDING USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of November, 1979, at 10:53 o'clock A.M., and recorded in book/reel/volume No. M79 on page 26043 or as document/fee/file/instrument/microfilm No. 76489. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By: Lurtha H. Hultlow Deputy
Fee \$3.50