

1-1-74

WARRANTY DEED

Vol. M80 Page 13266

87018

KNOW ALL MEN BY THESE PRESENTS, That JOYCE E. BALDOCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

HANNELORE C. HILL

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 1 in Block 4 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1980-81 taxes, a lien but not yet due and payable.

Liens and assessments of Klamath Project and Klamath Irrigation District.

Rules, regulations and assessments of South Suburban Sanitary District.

Reservations, restrictions and rights of way of record or apparent on the face of the land.

Mortgage, including the terms and provisions thereof, executed by Curtis P. Baldock and Joyce E. Baldock, husband and wife, to The State of Oregon, represented and acting by the Director of Veteran's Affairs, dated September 13, 1977, recorded September 14, 1977, in Volume M77, page 17094, Mortgage

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on back)

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 those as set forth above

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 \$40,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 16th day of July, 1980; 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.

Joyce E. Baldock

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 16, 1980

Personally appeared the above named

Joyce E. Baldock

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

Before me: *[Signature]*  
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of ) ss.

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Personally appeared ) and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Baldock

GRANTOR'S NAME AND ADDRESS

Hill

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hannelore C. Hill

3710 Rio Vista Way

Klamath Falls, Oregon 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 St. S. E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

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Records of Klamath County, Oregon, to secure the payment of a Promissory Note, dated September 13, 1977, in the amount of \$28,880.00 which Mortgage Grantee herein agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.

this 17th day of July A. D. 1980 at 11:46 o'clock A. M., and

July recorded in Vol. M80, of Deeds on Page 13266

Wm D. MILNE, County Cl...

By Berntha Hetsch

Fee \$7.00

above space as not for record

00.000.00

0890 JULY 1980

JOYCE R. FALDOCK

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STATE OF OREGON

County of Klamath, Oregon, do hereby certify that the within instrument was duly recorded in the public records of this county on the 17th day of July, 1980, at 11:46 o'clock A.M., and is a true and correct copy of the original as the same appears in the records of this county.

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