

88680

T/A 38-22226-S

## WARRANTY DEED (CORPORATION)

Vol. 38 Page 15909HENLEY LAND COMPANY, INC.Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

JOHN A. BABB and JANICE K. BABB, husband and wifeall that real property situated in Klamath County, State of Oregon, described as:Lot 6, Block 3, Tract No. 1085, COUNTRY GREEN, 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 \$ 37,000.00Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 20th day of August, 19 80.

(Corporate Seal)

By Wm T. McGaughey President

By \_\_\_\_\_ Secretary

STATE OF OREGON, County of Klamath ) ss.On this 20th day of Aug., 1980

Personally appeared Wm T. McGaughey who, being duly sworn, did say that he is the President of Henley Land 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: Marlene P. Addington  
Notary Public for Oregon  
My commission expires: 3-22-81

- \* 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)

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 \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_

Deputy

After Recording Return to:

Mr. and Mrs. John A. Babb  
6923 Hillyard Court  
Klamath Falls, Oregon 97601  
Taxes: Dept. of Veterans' Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

## Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Note: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records.

2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."

3. 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 July 30, 1974 in Book: M-74 Page: 9272 and Amended June 30, 1975 in Book: M-75 Page: 7360 and Filed July 11, 1979 Case # 78-525E.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Country Green.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 22nd day of August A. D. 19 80 at 10:58 o'clock A. M., and

fully recorded in Vol. M80, of Deeds on Page 5909

W. D. MILNE, County Clerk

Fee \$7.00

*Bernetha J. Hetch*