

9591365

WARRANTY DEED

94862

Vol. 1780

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KNOW ALL MEN BY THESE PRESENTS, That

Dale D. Coonse and Barbara A. Coonse, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Glen J. McGuire and Patricia J. McGuire, 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 1 in Block 2 of MOYINA-MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$54,950.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10 day of October, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 10, 1980STATE OF OREGON, County of) ss.
October 10, 1980

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:

(OFFICIAL SEAL)

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-22-81Notary Public for Oregon
My commission expires:

Dale D. Coonse and Barbara A. Coonse

GRANTOR'S NAME AND ADDRESS

Glen McGuire and Patricia J. McGuire
1901 Carlson Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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 _____ or as file/reel number _____

Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SUBJECT TO:

20177

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations and restrictions as contained in plat dedication, to wit:
"Subject to: (1) Easements for future public utilities as shown on the annexed plat, (2) Building setback lines as shown on the annexed plat, (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
5. Building setback line 20 feet along streets, as shown on dedicated plat.
6. Public utilities easement across the South 8 feet of lot as shown on dedicated plat.
7. Covenants, conditions and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 4, 1968 in Volume M68, page 8013, Microfilm Records of Klamath County, Oregon

8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 22, 1977

Recorded: March 22, 1977

Volume: M77, page 4781, Microfilm Records of Klamath County, Oregon

Amount: \$35,000.00

Mortgagor: Dale E. Coonse and Barbara A. Coonse, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M63854)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of October A. D. 1980 at 2:23 o'clock P. M., and

is hereby recorded in Vol. M80, of Deeds on Page 20176

Wm D. MILNE, County Clerk

By Bernetha A. Hetch

Fee \$7.00