

25340

WARRANTY DEED

Vol. 1783 Page 10501

KNOW ALL MEN BY THESE PRESENTS, That D. C. ATCHLEY and ELESE K. ATCHLEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BONIFAY YANCEY

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 6, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
SUBJECT TO: (1) Assessments, if any, due to the City of Klamath Falls for water use. (2) Statutory powers, including the power of assessment, of South Suburban Sanitary District. (3) Statutory powers, including the power of assessment, of Klamath Irrigation District. (4) Reservations, restrictions, easements and conditions in the plat for dedication of Lamron Homes. (5) 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 July 28, 1958, in Volume 301, Page 380, and March 19, 1959, in Volume 310, Page 638, Deed Records of Klamath County, Oregon.

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 above,

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 \$44,000.00

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 5th day of July, 1983; 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.
July 5, 1983

Personally appeared the above named D. C. ATCHLEY and ELESE K. ATCHLEY, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-13-84

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.F.F.S.I.C.

NAME, ADDRESS, ZIP

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

BONIFAY YANCEY
5331 BARRY
KFD

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of July, 1983, at 11:39 o'clock A.M., and recorded in book/reel/volume No. M83 on page 10501 or as document/fee/file/instrument/microfilm No. 25340. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By _____ Deputy

Fee \$4.00