

1-1-74

31522

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That.....MILO H. ALLEN and VIOLA E. ALLEN, husband and wife.....hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.....GEORGE G. FRENCH and MADELINE M. FRENCH, 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 8, Block 2, FOREST GREEN, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Easterly 155 feet.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, recorded March 29, 1966 in Book M-66, page 2715, in favor of Pacific Power and Light Company, for installation of one anchor and guy on the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 39 South, Range 7 East of the Willamette Meridian.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Forest Green.

CONTINUED ON REVERSE

(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 those stated herein and those apparent on 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 \$13,000.00.

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 20th day of April, 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)

Milo H Allen
x Viola E Allen

STATE OF OREGON,

County of Klamath } ss.
April 20th, 1979.

Personally appeared the above named

Milo H. Allen and Viola E. Allen

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires February 20, 1982

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.....

..... 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 be-
half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC
MOUNTAIN TITLE Co. INC.
NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of.....) ss.

County of

I certify that the within instru-
ment 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.

Recording Officer

By..... Deputy

21249

EXCEPTIONS, continued:

3. Set back provisions as delineated on the recorded plat, 20 feet from street side of all lots.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 13th day of Dec. A.D. 19 83
at 11:37 ' o'clock A M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By *Tom Smith* Deputy

Fee 8.00

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