

OA

50469

WARRANTY DEED

Vol. MS Page 10014

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN L. WILLIAMS and MARGARET A.

WILLIAMS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES T. MALONEY

and CORA MALONEY, 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:

Tract 29 of VILLA SAINT CLAIR, in the County of Klamath, State of 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

SEE ATTACHED EXHIBIT "A"

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 \$ 36,900.00

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 25th day of June, 19 85, 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Stephen L. Williams
Margaret A. Williams

STATE OF OREGON,

County of Klamath

June 28, 19 85.

Personally appeared the above named

Stephen L. Williams and Margaret A. Williams

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-89

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 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:

(If executed by a corporation, affix corporate seal)

Stephen L. Williams & Margaret A. Williams

GRANTOR'S NAME AND ADDRESS

Charles T. Maloney & Cora Maloney

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles T. Maloney & Cora Maloney

4923 Summers Lane
City, 97603

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,

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

10015

EXHIBIT "A"

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Villa Saint Clair.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 3. Regulations, including levies, assessments, rights of way and easements of the South Suburban Sanitary District.
 4. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 - Mortgagor : Stephen L. Williams and Margaret A. Williams
 - Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
 - Dated : November 7, 1977
 - Recorded : November 8, 1977
 - Book : M-77
 - Page : 21503
 - Amount : \$26,600.00
 - Loan # : M-75888,
- which Grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
 this 28th day of June A. D. 1985 at 3:40 o'clock P M., and
 duly recorded in Vol. 1135, of Deeds on Page 10014

EVELYN BIEHN, County Clerk
 By Pam Smith

Fee: \$9.00