

1-174

71920

WARRANTY DEED

Vol. M87 Page 3369

KNOW ALL MEN BY THESE PRESENTS, That DANIEL E. HOFFMAN and JOYCE ELAINE HOFFMAN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AUGUSTO C. VINCENT and DORA L. VINCENT, 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 10, Block 1, ROLLING HILLS SUBDIVISION, TRACT 1099, according to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Restrictions and easements as contained in plat dedication.
3. Covenants, conditions and restrictions, imposed by instrument recorded October 16, 1974 in Vol. M74, page 13496 and amended by instrument recorded Oct. 1, 1975 in Vol. M75, page 11919.
4. Articles of Association, imposed by instrument, recorded Oct. 15, 1974, Vol M74, page 13469.
5. Statutory powers, including the power of assessment, of Rolling Hills Road and Drainage Association.
6. Real Estate Contract, including the terms and provisions thereof, dated Feb. 18, 1977, recorded May 7, 1977 in Vol. M77, page 3845 between Fidelity Funding & Realization Co.,

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

* Inc., Vendor and Daniel E. Hoffman and Joyce E. Hoffman, Vendees which Grantees herein agree to assume and pay.

Except those as set forth above, 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 \$ 8,900.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 8,900.00~~ (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 1st day of September, 1977; 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)

Daniel E. Hoffman
Joyce E. Hoffman

STATE OF OREGON, } ss.
County of Klamath
Sept. 1, 1977

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:

Personally appeared the above named Daniel E. Hoffman and Joyce Elaine Hoffman, husband and wife,

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

Before me: *[Signature]*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

Hoffman

GRANTOR'S NAME AND ADDRESS

Vincent

GRANTEE'S NAME AND ADDRESS

After recording return to:

Augusto C. Vincent
5081 Statewood Dr.
BFO, 97603

NAME, ADDRESS, ZIP

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

No Above - Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of March, 1987, at 11:23 o'clock A.M., and recorded in book M87 on page 3369 or as file/reel number 71920, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *[Signature]* Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

OK
10/20