

82092

WARRANTY DEED

Vol. MS Page 21576

KNOW ALL MEN BY THESE PRESENTS, That
 FORREST TODD TRANTHAM AND TERESA ANN TRANTHAM, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 PAUL E. HOWE AND ALICE A. HOWE, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8 in Block 14, Tract No. 1079, Sixth Addition to Sunset Village,
 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

See attached Exhibit A

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 \$ 61,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the 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 _____ day of _____, 19____;
 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 WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPL CABLE LAND
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
 THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
 COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, }
 County of Washington } ss.
November 27, 1987

Forrest Todd Trantham
 FORREST TODD TRANTHAM
Teresa Ann Trantham
 TERESA ANN TRANTHAM
 STATE OF OREGON, County of Skamogawa) ss.
November 27, 1987

Personally appeared Forrest Todd Trantham and
Teresa Ann Trantham 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 _____

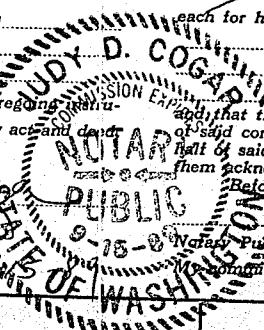
Personally appeared the above named
Forrest Todd Trantham
Teresa Ann Trantham
 and acknowledged the foregoing instru-
 ment to be _____ voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: _____



Before me:

 Notary Public for Oregon
 My commission expires: _____

(OFFICIAL
SEAL)(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul & Alice Howe
3717 Rio Vista
Klamath Falls, Ore. 97603
 NAME, ADDRESS, ZIP

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

Paul & Alice Howe
3717 Rio Vista
Klamath Falls, Ore. 97603
 NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
 ment 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/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT A

SUBJECT TO:

21577

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of Sunset Village Lighting District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Easements, including the terms and provisions thereof, recorded November 9, 1972, in Volume M72 page 12926, and recorded March 5, 1973, in Volume M73 page 2293, Deed records of Klamath County, Oregon.
5. Reservations and restrictions contained in the dedication of Tract 1079, Sixth Addition to Sunset Village.
6. Declaration of Conditions and Restrictions Sixth Addition to Sunset Village, recorded June 29, 1973, in Volume M73 page 8283, Deed records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, recorded February 5, 1980, in Volume M80 page 2238, Mortgage records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Trust Deed Grantees herein agree to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 1st day
of December A.D., 19 87 at 2:53 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 21576

FEE \$15.00

Evelyn Biehn,
By Ann Smith County Clerk