

27005

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Donald L. Samsel and  
Marlene E. Samsel, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerald B.  
Morgan

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:  
The Northwesterly rectangular 60 feet of Lot 24 in Block 8 of ELDORADO  
ADDITION to the City of Klamath Falls, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

Subject, however, to the following:

1. Reservations as contained in the dedication of Eldorado Addition.
2. Sewer use charges, if any, due to the City of Klamath Falls.
3. Right of Way, including the terms and provisions thereof, dated October 17, 1956, recorded October 23, 1956 in Volume 287, page 402, Deed Records of Klamath County, Oregon, between Metropolitan Development, Inc., a California Corporation and The California Oregon Power Company, a California corporation.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$28,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is 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 21st day of March, 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)

Donald L. Samsel  
Donald L. Samsel

Marlene E. Samsel  
Marlene E. Samsel

STATE OF OREGON,

County of Klamath  
March 21, 1977

Personally appeared the above named  
Donald L. Samsel and Marlene E.  
Samsel, husband and wife

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 2-28-1981

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 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:

Klamath Falls Real Estate Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:  
United States National Bank of Oregon  
% Realty Tax Service, 321 S. W. Fourth Ave.  
Portland, Oregon 97204

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
22nd day of MARCH, 1977

at 10:47 o'clock A.M., and recorded  
in book 77 on page 4744 or as  
file/reel number 27005.

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

WM. D. MILNE  
By Hazel Dray Recording Officer  
Deputy

FEE \$ 3.00