

34355

WARRANTY DEED

Vol. 77 Page 15137

KNOW ALL MEN BY THESE PRESENTS, That DAVID H. AMES and NANCY K. AMES, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randall F. Balsiger and Auline C. Balsiger, 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:

The West 23 feet of Lot 11 and the East 37 feet of Lot 12, DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County,

SUBJECT TO:

1. Taxes for 1977-78, a lien but not yet due and payable.
2. Statutory powers including the power of assessment of South Suburban Sanitary Dist.
3. An easement recorded Dec. 10, 1956 in Vol. 288, page 319, Deed Records of K. County.
4. Covenants, conditions and restrictions, imposed by instrument recorded July 15, 1958 in Vol. 301, page 56, modified by recorded instrument February 26, 1960 in Vol. 319, page 246, Deed Records of Klamath County.
6. Trust Deed recorded December 27, 1976 in Vol. M76, page 20668, Microfilm Records of Klamath County which Grantees herein agree to assume and pay.

(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 AS SET FORTH ABOVE

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 \$ 28,000.00

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 18th day of August, 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)

David H. Ames
Nancy K. Ames

STATE OF OREGON,

County of Klamath

August 18,

19 77

STATE OF OREGON, County of

19

Personally appeared

ss.

Personally appeared the above named David H. Ames and Nancy K. Ames, Husband and Wife,

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

Before me:

Notary Public for Oregon

My commission expires: 5/28/78

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Ames

GRANTOR'S NAME AND ADDRESS

Balsiger

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Randall Balsiger
1775 Etna St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of AUGUST, 1977, at 1:00 o'clock P.M., and recorded in book M77 on page 15197 or as file/reel number 34355

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

WM. D. MILNE

By Hazel May Deputy
Recording Officer

FEE \$ 3.00

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

First National Bank of Oregon
RELD P.O. Box 3131
Portland, Oregon 97206

NAME, ADDRESS, ZIP