

01-10832

M/T 3062

STEVENS-HISS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

34740

WARRANTY DEED

Vol. 117 Page 15755

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. STIEGELMEYER and MARY JUNE STIEGELMEYER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD E. YOUNG and BETTY R. YOUNG, 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:

Beginning at the Northwest corner of Block 59 NICHOLS 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; thence East along the North line of said Block, 84½ feet; thence South 40 feet; thence West 84½ feet to Lincoln Street; thence North 40 feet to the place of beginning, being a part of Lot 1 in Block 59 of said addition.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

Subject also to any sewer charges due to the City of Klamath Falls.

(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 hereinabove set forth;

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 \$ 16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols is 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 20 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)

Mary June Stiegelmeier

STATE OF Washington)
County of Clark) ss.
August 20, 1977.

STATE OF OREGON, County of) ss.
19____, Personally appeared _____ and

Personally appeared the above named ROBERT L. STIEGELMEYER and MARY JUNE STIEGELMEYER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me: *Paul H. Haddad*
Notary Public for Washington
My commission expires: *Oct. 1, 1979*

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ROBERT L. STIEGELMEYER and MARY JUNE STIEGELMEYER, husband and wife,

GRANTOR'S NAME AND ADDRESS

HAROLD E. YOUNG and BETTY R. YOUNG, Husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 main

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
HAROLD E. YOUNG and BETTY R. YOUNG,
920 Loma Linda
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of August, 1977, at 3:40 o'clock PM., and recorded in book M77 on page 15755 or as file/reel number 34740. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By *Flagg Draz* Recording Officer
Deputy

FEE \$ 3.00