

37677

WARRANTY DEED

Vol. 77 Page 20190

KNOW ALL MEN BY THESE PRESENTS, That JAN MEIDINGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIM MEIDINGER

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 8 in Block 3, Dixon 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 to Trust Deed recorded April 12, 1977, in Volume M77 Page 6114 Microfilm Records of Klamath County, Oregon, in favor of South Valley State Bank, an Oregon Corporation, which Grantee hereby agrees 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 as stated 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 \$
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19 day of October, 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)

Jan Meidinger

STATE OF OREGON, } ss.
 County of Klamath }
 October 19, 1977

Personally appeared the above named Jan Meidinger

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

Notary Public for Oregon
 My commission expires: 12/4/81

STATE OF OREGON, County of } ss.
 1977

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: _____
 Notary Public for Oregon
 My commission expires: _____

STATE OF OREGON, } ss.
 County of Klamath }

I certify that the within instrument was received for record on the 20th day of October, 1977, at 12:03 o'clock P.M., and recorded in book M77 on page 20190 or as file/reel number 37677. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
 Recording Officer
 By Hazel Dray Deputy

Fee \$3.00

After recording return to:

South Valley State Bank

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP