

1-1-74

A-28663

39363

WARRANTY DEED

Vol. <sup>M</sup>77 Page 22669

KNOW ALL MEN BY THESE PRESENTS, That... MARSHALL H. YSEN AND TEKLA J. YSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG JAY LONG AND CLAUDIA JANE LONG, 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:

TRACT 13 of HOTSPALL, Klamath County, Oregon,

SUBJECT TO: Contract and/or lien for irrigation and/or drainage of Enterprise Irrigation District; easements and rights of way of record or apparent on the land; rules and regulations, easements and assessments of South Suburban Sanitary District; reservations and restrictions of record; taxes for the fiscal year commencing July 1, 1971, which are now a lien but not yet payable; and Trust Deed, including the terms and provisions thereof, recorded June 29, 1971, in Book M-71 at page 6761, executed by sellers to Transamerica Title Insurance Co., trustee for beneficiary Equitable Savings & Loan Association, which said Trust Deed purchasers do hereby expressly assume and agree to pay and hold the sellers harmless therefrom,

(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

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 \$17,500.00

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 8th day of November, 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)

Marshall H. Ysen  
Tekla J. Ysen

STATE OF OREGON, )  
County of Klamath ) ss.  
November 8, 1977

STATE OF OREGON, County of ) ss.  
November 8, 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

Personally appeared the above named Marshall H. Ysen and Tekla J. Ysen

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

Before me, \_\_\_\_\_

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: Jan. 28, 1978

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Marshall H. & Tekla J. Ysen

54th Blue Mt. Drive

Klamath Falls, Or. 97601

GRANTOR'S NAME AND ADDRESS

Craig Jay & Claudia Jane Long

5034 Harlan Drive

Klamath Falls, Or. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Craig Long  
5034 Harlan Dr  
K. Falls, Or.

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 21st day of November, 1977, at 1:35 o'clock P.M., and recorded in book M77 on page 22669 or as file/reel number 39363

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

Wm. D. Milne

By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE