

40561

WARRANTY DEED

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24388

KNOW ALL MEN BY THESE PRESENTS, That  
E. F. LUDERMAN and ANNIE LUDERMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
AUGUST HAUPTMANN and JUANITA HAUPTMANN, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 and 10, in Block 20, SECOND 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.

(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 \$1,800.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 12th day of December, 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)

X *E. F. Luderman*  
X *Annie Luderman*

STATE OF OREGON, }  
County of ~~Washington~~ Douglas } ss.  
December 15, 1977

Personally appeared the above named  
E. F. Luderman  
Annie Luderman

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

Before me: *Paul J. House*  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 4-13-80

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Mr. & Mrs. August Hauptmann*  
*2418 Kane*  
*City, 97601*

NAME, ADDRESS, ZIP

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

*Mr. & Mrs. August Hauptmann*  
*As Above*

NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
19th day of December, 1977,  
at 10:15 o'clock A.M., and recorded  
in book M77 on page 24388 or as  
file/reel number 40561,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

*By Bernthaas Heloch* Recording Officer  
Deputy

Fee \$3.00