

1-1-74

44149

WARRANTY DEED

Vol. M78 Page 4205

KNOW ALL MEN BY THESE PRESENTS, That JONATHAN T. HARNISH and KRISTI A. HARNISH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOMAS LLOYD PEDERSEN and PARRELL PIERCE PEDERSEN, 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:

Lot 6 and 7, Block 5, EWAUNA HEIGHTS.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above 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 \$ 53,500.00. 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 Δ , 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 2 day of March, 19 78; 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)

Jonathan T. Harnish

STATE OF OREGON,

County of Multnomah) ss.
March 2, 19 78.

STATE OF OREGON, County of Multnomah) ss.

Personally appeared _____, 19 _____, 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 12/7/80

My commission expires:

Jonathan T. Harnish et ux

GRANTOR'S NAME AND ADDRESS

Tomas Lloyd Pedersen et ux
104 Washington
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Tomas Lloyd Pedersen
104 Washington
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath Trust Federal
540 N. Main

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of March, 19 78.

at 2:30 o'clock P.M., and recorded in book M78 on page 4205 or as file/reel number 44149

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Bernetha H. Helsch Recording Officer Deputy

Fee \$3.00