

45-731

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES R. GRUNING AND Nanci M. GRUNING
HEREINAFTER CALLED THE GRANTORS IN CONSIDERATION OF ONE THOUSAND DOLLARS ALL
CASH PAID TO GRANTORS BY GEORGE R. GRUNING AND DEANN T. GRUNING AS TENANTS
BY ITS ENTIRETY HEREINAFTER CALLED THE GRANTEEES DOES HEREBY GRANT, BARGAIN,
SELL AND CONVEY UNTO THE SAID GRANTEE AND GRANTEE'S SUCCESSORS, HEIRS AND
ASSIGNS, THAT CERTAIN REAL PROPERTY WITH THE TENEMENTS, HEREDITAMENTS AND
APPURTENANCES THERE UNTO BELONGING OR APPERTAINING, SITUATED IN THE STATE
OF OREGON AND THE COUNTY OF KLAMATH, DESCRIBED AS FOLLOWS, TO WIT:

LOTS 29 AND 30, BLOCK 23 KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLOT NO. 1, AS RECORDED IN KLAMATH
COUNTY, OREGON AND ALSO SUBJECT TO ALL CONDITIONS,
RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS
RIGHTS AND/OR RIGHTS OF WAY AFFECTING SAID PROPERTY,
INCLUDING THOSE SET FORTH IN THE DECLARATION OF
RESTRICTIONS RECORDED ON THE 12TH DAY OF JULY 1963
AS DOCUMENT NO. 80986, VOL. 346, PAGE 473 AND THE
WARRANTY DEED RECORDED ON THE 12TH DAY OF MARCH 1973
AS DOCUMENT NO. 74056, VOL. M73, PAGE 2519 AT THE
OFFICE OF THE KLAMATH COUNTY, OREGON RECORDER, ALL
OF WHICH ARE INCORPORATED HEREIN BY REFERENCE TO
SAID DECLARATION WITH THE SAME EFFECT AS THOUGH
FULLY SET FORTH HEREIN.

Return to

George Gruning
1509 Loretta
Oceanside, Ca 92054

ck
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TO HAVE AND TO HOLD THE ABOVE DESCRIBED GRANTED PREMISES UNTO THE SAID GRANTEES AND GRANTEES' SUCCESSORS, HEIRS AND ASSIGNS FOREVER.

AND SAID GRANTORS HEREBY COVENANTS TO AND WITH SAID GRANTEE AND GRANTEES' SUCCESSORS, HEIRS AND ASSIGNS, THAT GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES AND THAT GRANTOR WILL AND GRANTOR'S SUCCESSORS SHALL WARRANT AND FOREVER DEFEND THE ABOVE GRANTED PREMISES AND EVERY PART OF PARCEL THEREOF AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER.

THE FOREGOING RECITATION OF CONSIDERATION IS TRUE AS I VERILY BELIEVE.
DONE BY THE GRANTORS THIS 5TH DAY OF MARCH 1978.

Charles R. Gruning
CHARLES R. GRUNING 3/24/78

Nanci Gruning
NANCI M. GRUNING 3/24/78

This form furnished by California Land Title Company of San Diego
STAPLE HERE

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO } ss.

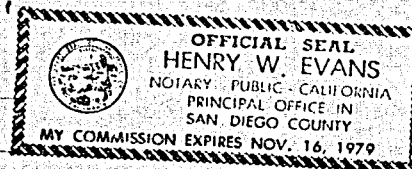


On MARCH 23 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared CHARLES R. GRUNING / NANCI M.
GRUNING.

to be the person S whose name S subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Henry W. Evans
Name (Typed or Printed) HENRY W. EVANS



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 4th day of April A.D., 19 78 at 11:37 o'clock A M., and duly recorded in Vol 1278 of Deeds on Page 6430.

FEE \$6.00

WM. D. MILNE, County Clerk
By Bernetha D. Smith Deputy