

1-1-74

48353

WARRANTY DEED

Vol. 1179

10239

KNOW ALL MEN BY THESE PRESENTS, That Orland A. Pederson and Marilyn J. Pederson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Catherine M. Loder, Theodore R. Burns and Anna M. Burns, husband and wife, hereinafter called as tenants common, 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:

Lots 9, 10, 11 and 12, Block 38, FIRST ADDITION TO MIDLAND, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$43,000.00

~~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 ^①, if not applicable, should be deleted. See ORS 93.030.)

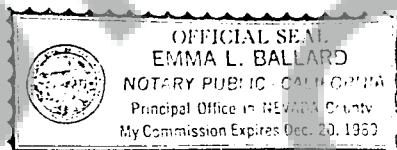
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of May, 1978; 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)

Orland A. Pederson
Marilyn J. Pederson
Orland A. Pederson
Marilyn J. Pederson

STATE OF CALIFORNIA
COUNTY OF Nevada } ss.



On this 10th day of May, 1978, in the year one thousand nine hundred and 78, before me, Emma L. Ballard, a Notary Public, State of California, duly commissioned and sworn, personally appeared Orland A. Pederson & Marilyn J. Pederson

known to me to be the persons whose name subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Nevada County of Nevada the day and year in this certificate first above written.

Emma L. Ballard
Notary Public, State of California
My commission expires 12-20-1980

Cowdery's Form No. 32 Acknowledgement General (C. C. Sec. 1190a)

State of Oregon,
County of Klamath } ss.

I hereby certify that the within instrument was received and filed for record on the 16 day of May, 1978, at 3:39 o'clock P. M. and recorded on Page 10239 in Book M 78 Records of Deeds of said County.

WM. D. MILNE, County Clerk
Deputy

Fee \$3.00

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

302 S. Main
Midland, Oregon 97634

NAME, ADDRESS, ZIP