

7938-15412

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51657

WARRANTY DEED

Vol. <sup>M</sup>78 Page 15128

KNOW ALL MEN BY THESE PRESENTS, That Jerry A. Halvorsen and William A. Rossworn, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Von E. Summers, 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 3, Block 51. BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. An easement for a sewer in, over and across the Southerly portion of Lots 3 and 4, Block 51, BUENA VISTA ADDITION, by instrument recorded June 12, 1930 in Book 91, page 338, Deed Records. 1) The grantee agrees to identify and save harmless the grantor from and against any damage, loss, cost and expense which the grantor may sustain resulting directly or indirectly in any manner from the use of said premises and/or the construction, maintenance, use and/or location of the said sewer over or across said premises. 2) The grantee, and the agents and employees of the grantee, which have the privilege of entering upon said premises for the purpose of making necessary repairs to or changes in said sewer.

(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 \$50,500.00

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 @, 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 June JULY, 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)



OFFICIAL SEAL  
C. DE PASQUALE  
Notary Public-California  
ORANGE COUNTY  
My Commission Expires Nov. 16, 1980

Jerry A. Halvorsen  
William A. Rossworn

STATE OF OREGON, CALIFORNIA

County of Klamath ORANGE ss.

June JULY 12, 1978

cop.  
Personally appeared the above named Jerry A. Halvorsen and William A. Rossworn

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

Before me: C. De Pasquale

(OFFICIAL SEAL)

Notary Public for ORANGE CALIFORNIA

My commission expires: 11-16-80

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

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 \_\_\_\_\_

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon  
P.O. Box 1236  
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

First National Bank of Oregon  
P.O. Box 1236  
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of July, 1978, at 10:54 o'clock A.M., and recorded in book M78 on page 15128 or as file/reel number 51657

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Bernetha Hild Recording Officer  
Deputy

Fee \$3.00