

53086

WARRANTY DEED

Vol. 78 Page 17454

KNOW ALL MEN BY THESE PRESENTS, That G. DOUGLASS YOUNG and SHARON L. YOUNG, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLARD BURGESS and MARY L. BURGESS, 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:

The East 88 feet of Lot 6 in Block 30 of HILLSIDE ADDITION and one-half of the adjoining vacated portion of Upham Street, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO,

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Right of Way for sewer line along a portion of vacated Upham Street, as disclosed by Ordinance No. 5108, recorded January 8, 1960 in Volume 318, page 212.
3. 1st Deed in Favor of First Federal Savings and Loan Association of Klamath Falls, recorded February 9, 1977 in Volume M77, page 2390, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon the land,

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 \$33,000.00.

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 symbol @, 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 9th day of August, 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, attach corporate seal)

*G. Douglas Young*  
*Sharon L. Young*

STATE OF OREGON,

County of Klamath

August 9, 1978

Personally appeared the above named

G. Douglas Young and Sharon L. Young

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_ 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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Willard &amp; Mary L. Burgess

1304 Crescent Avenue

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is recorded all correspondence shall be sent to the following address:

Klamath First Federal Savings

580 Main Street

Klamath Falls, Oregon

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of August, 1978, at 10:44 o'clock A.M., and recorded in book M78 on page 17454 or as file/reel number 53086.

Record of Deeds of said county.

Witness my hand and seal of County attixed.

Wm. D. Milne

By *Richard H. Hiltch* Recording Officer  
Deputy

Fee \$3.00