

MOUNTAIN TITLE COMPANY

53394

1396
WARRANTY DEED

Vol. M78 Page 18803

KNOW ALL MEN BY THESE PRESENTS, That GARY T. WHITTLE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WADE S. LUNDE, 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 South 80 feet of Lots 604 and 605 in Block 103 of MILLS ADDITION TO THE CITY OF KLAMATH, Klamath County, Oregon, 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. Trust Deed in favor of Equitable Savings and Loan Association, recorded in Volume M78, page 3321, which the grantee herein agrees 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 \$ 38,000.00. 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 @, 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 14th 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, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
August 14, 1978

Personally appeared the above named Gary T. Whittle

and acknowledged the foregoing instrument to be his 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:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of August, 1978, at 1:19 o'clock A.M., and recorded in book 1178 on page 18803 or as file/reel number 53394. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

FILE \$ 5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wade S. Lunde
66 Calypso Shores
Navato, Ca. 94947

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

Wade S. Lunde
830 E. Main Street
Klamath Falls, Oregon

MOUNTAIN TITLE COMPANY