

55832

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Peter Alexander Asimakis and Karen Ann Asimakis, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. Duff and wife, as to an undivided one-half interest, and Susan Duff, hereinafter called grantee, hereinafter called the grantee, 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 Ely of Lots 19 and 20, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLANATH FALLS, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
1. Taxes for the year 1978-79 are now alien but not yet payable.
  2. 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,500.00

However, the actual consideration consists of no valuable other property or value given or promised which is the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed as 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 or has executed this instrument this 28th day of September, 1978, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

*Peter Alexander Asimakis*  
Peter Alexander Asimakis

*Karen Ann Asimakis*  
Karen Ann Asimakis

If executed by a corporation, after corporate seal

STATE OF OREGON, }  
County of Klamath }  
September 28th 1978

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 \_\_\_\_\_, 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 these statements and instrument to be its voluntary act and deed.

Personally appeared the above stated Peter Alexander Asimakis and Karen Ann Asimakis, 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 these statements and instrument to be its voluntary act and deed.

My commission expires 9/24/81

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of September, 1978, at 10:55 o'clock AM., and recorded in book N7B on page 21704 or as file/roll number 55832, Record of Deeds of said county. Witness my hand and seal of County aforesaid.

W. D. Hiltne Recording Officer  
*Richard Shick* Deputy  
Fee \$3.00

K.E.F.S. 540

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