

1-1-74

57298

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John R. CAMERON and Iris H. CAMERON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT D. DAVIDIAN & NANCY J. DAVIDIAN, 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:

All of Lot 90 and the following described portion of Lot 89 in MOYINA, a platted subdivision in Klamath County, Oregon, according to the official plat thereof: BEGINNING at the most Westerly corner of said Lot 89; thence North 57° 30' East along the line between said Lots 89 and 90, a distance of 125.0 feet, more or less, to the most Northerly corner of said Lot 89; thence Southeasterly along the Northeasterly boundary of said Lot 89, which boundary is marked by the arc of a curve to the right, the radius of which is 723.69 feet, a distance of 26.8 feet; thence South 59° 19' West along the radius of a curve, 125.0 feet, more or less, to the Southwesterly boundary of said Lot 89; thence Northwesterly along said Southwesterly boundary which is the arc of a curve to the left, a distance of 18.03 feet, more or less, to the point of beginning.

Subject to: Reservations, restrictions, rights of way of record and those apparent upon the land; Rules Regulations and assessments of South Suburban Sanitary District; Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

(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 above.

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 \$47,500.00.

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 99.030.)

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 20 day of October, 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)

John R. Cameron
Iris H. Cameron

STATE OF OREGON, }
County of Klamath } ss.
October 20, 1978

Personally appeared the above named
John R. Cameron and Iris H.
Cameron

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

Belongs to:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-19-82

STATE OF OREGON, County of _____) ss.
1978

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 be-
half 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Albert D. Davidian
1611 McClellan
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
25th day of October, 1978,
at 2:28 o'clock P.M., and recorded
in book M78 on page 23991 or as
file/reel number 57298

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By L. Milne, Recording Officer
Deputy

Fee \$3.00

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