

57533

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILFORD A. STEFFENSON and DELORES M. STEFFENSON, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN L. WALDEN and ANITA G. WALDEN, 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:

Beginning at the most Westerly corner of Lot 5 in Block 63 of NICHOLS ADDITION TO KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, SAVING AND EXCEPTING the following described property:

Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO KLAMATH FALLS, OREGON; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning.

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 easements or restrictions of record common to the area or apparent on the face of 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 \$23,900.00---

~~ON THIS DAY OF THE MONTH OF OCTOBER, 1978, at the County of Klamath, State of Oregon, the within described premises were conveyed to the grantee by the grantor, and the grantor hereby warrants and forever defends the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.~~

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 30th day of June, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Wilford A. Steffenson
Delores M. Steffenson

STATE OF OREGON,
County of Klamath } ss.

June 30, 1977.

Personally appeared the above named
WILFORD A. STEFFENSON
& DELORES M. STEFFENSON

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

(OFFICIAL
SEAL)

Before me:

W. L. Addington
Notary Public for Oregon

My commission expires 3-22-81

STATE OF OREGON, County of _____) ss.
_____, 19____.

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)

WILFORD A. STEFFENSON & DELORES M. STEFFENSON
2524 Wantland St., Klamath Falls
GRANTOR'S NAME AND ADDRESS Oregon

DAN L. WALDEN & ANITA G. WALDEN
5181 Gatewood Drive
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Dan L. Walden
5181 Gatewood Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

same as now listed

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
30th day of October, 1978,
at 10:48 o'clock A.M., and recorded
in book M78 on page 24369 or as
file/reel number 57533,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne Recording Officer
By Bernhard Schuch Deputy

Fee \$3.00