

1-1-74

60026

WARRANTY DEED

Vol. 78 Page 28452

KNOW ALL MEN BY THESE PRESENTS, That Edmond W. Andersch and Barbara A. Andersch, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keith A. Long and Stephanie M. Long, 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:

That part of Lots 6 and 7 in Block 16 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, described as follows:

Beginning at the most Westerly corner of Lot 6 of said Block and addition, and running thence Northeasterly along the Easterly line of the Alley, a distance of 80 feet, thence Southeasterly parallel to 8th Street, a distance of 35 feet; thence Southwesterly parallel to Roosevelt Street, a distance of 80 feet to point on the Northeasterly line of 8th Street; thence Northwesterly 35 feet to the point of beginning, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(continued on back)

(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 those noted above and those apparent on the land, if any,

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 \$ 6,794.69

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ^①, 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 20 day of December, 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)

Edmond W. Andersch
Barbara A. Andersch

STATE OF OREGON,)
County of Klamath) ss.
December 20, 1978.

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 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)

Personally appeared the above named Edmond W. Andersch and Barbara A. Andersch, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Vicki Swindler
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

Edmond W. and Barbara A. Andersch
634 Doty Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Keith A. and Stephanie M. Long
715 N. S. W.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After receiving return to:

Bill Sisemore, Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Keith A. and Stephanie M. Long
715 N. S. W.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

(Deputy)

28454

(continued from front)

SUBJECT TO:

1. An easement for sewer purposes as granted in Deed recorded May 29, 1930, in Volume 91 at page 292.
2. Taxes for the fiscal year 1978-1979, due and payable, if any,
3. Sewer use charges, if any, due to the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record by ~~XXXXXX~~

this 21st day of DECEMBER A. D. 1978 at 3:00 o'clock P. M., and duly recorded in Vol. M 78 of DEEDS on Page 28153

FEE \$ 6.00

W. D. MILNE, County Clerk

By Hazel Drazak