

60584

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

WARRANTY DEED

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K-31334

KNOW ALL MEN BY THESE PRESENTS, That Yuvonda J. Anderson Counts also known as Yuvonda J. Anderson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce L. Durant and Vernon L. Durant dba Durant Real Estate, a co-partnership, 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 Southeasterly 55.5 feet of Tract 44 of Homedale, more particularly described as follows: Beginning at the most Easterly corner of said Tract 44; thence Northwesterly along the Southwesterly line of Harlan Drive, a distance of 55.5 feet; thence Southwesterly, parallel with the line between Tracts 44 and 45 of Homedale, a distance of 300 feet; thence Southeasterly along the Southwesterly line of said Tract 44, a distance of 55.5 feet; thence Northeasterly along said line between Tracts 44 and 45 of Homedale a distance of 300 feet to the place of beginning.

(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 charges for irrigation, sewer and/or water and reservations in Deed Volume 160, page 311, records of Klamath County, Oregon

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 \$ 26,900.00

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 93.006)

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 4 day of January, 1979; 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.

Yuvonda J. Anderson Counts

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, 1979

STATE OF OREGON, County of ... ) ss. 1979

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.

Personally appeared the above named Yuvonda J. Anderson Counts aka Yuvonda J. Anderson and acknowledged the foregoing instrument to be his voluntary act and deed.

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.

Notary Public for Oregon My commission expires: 5.79

Notary Public for Oregon My commission expires:

Yuvonda J. Anderson Counts 5082 Harlan Drive Klamath Falls, Oregon 97601

Durant Real Estate 2050 South Sixth Klamath Falls, Oregon 97601

After recording return to:

Durant Real Estate 2050 South Sixth Klamath Falls, Oregon 97601

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

Durant Real Estate 2050 South Sixth Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 4th day of January, 1979 at 3:06 o'clock P.M., and recorded in book M-79 on page 388 or as file/reel number 60584

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline M. ... Recording Officer Deputy

Fee \$3.00