

61021

MT 7402-L  
WARRANTY DEED

Vol. 179 Page 1059

KNOW ALL MEN BY THESE PRESENTS, That William Hollinger and Mae Hollinger, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce L. Gustafson and Alexis Gustafson, 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:

"See Legal Description as it appears on the reverse of this Deed."

(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 stated on the reverse of this deed or 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. 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 93.030.)

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 15th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath }  
January 15, 1979.

Personally appeared the above named William Hollinger and Mae Hollinger

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

Before me: *Jinda Stelle*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: July 13, 1981

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
January 15, 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, 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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

William and Mae Hollinger

GRANTOR'S NAME AND ADDRESS

Bruce L. and Alexis Gustafson  
775 Westbrook Drive  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

Bruce L. and Alexis Gustafson  
775 Westbrook Drive  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1979.

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.

By \_\_\_\_\_

Recording Officer  
Deputy

The Westerly 44.2 feet of the S½ of Lot 2, Block 46, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning on the Northerly line of the unnamed street between Block 46 and Block 51 at the Southwesterly corner of said Lot 2; thence Northeasterly along the line of the said street 44.2 feet; thence Northwesterly and parallel with Sixth Street, 55 feet; thence Southwesterly and parallel with aforesaid unnamed street 44.2 feet to the Westerly line of said Lot 2; thence Southeasterly along said line of said Lot 2, 55 feet to the place of beginning, being a part of Lot 2, Block 46 of FIRST ADDITION to the City of Klamath Falls, Oregon;

ALSO the Southeasterly 60 feet of Lot 3, Block 46, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Sewer and water use charges, if any, due to the City of Klamath Falls.

An Easement created by instrument, including the terms and provisions thereof,  
 Dated: February 6, 1978  
 Recorded: February 8, 1978  
 Volume: M78, page 2374, Microfilm Records of Klamath County, Oregon  
 In Favor of: Pacific Power & Light Company  
 For: Electric transmission and distribution line

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Mountain Title Co.  
 the 15th day of January A. D. 1979 at 3:04 o'clock P.M., and  
 duly recorded in Vol. M79, of Deeds on Page 1059

Wm D. MILNE, County Clerk

By Bernice Whitcomb

Fee \$6.00