

1-1-74

63093

WARRANTY DEED

Vol. 779 Page 4341

KNOW ALL MEN BY THESE PRESENTS, That F. L. Andersen and E. F. Andersen, husband and wife, dba Andersen Freight Lines hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nancy A. Mikkelsen 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:

Tract 105 of Pleasant Home Tract No. 2, less and except the northerly 3 feet thereof according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject however, to the following:

1. Subject to all easements and rights of way over and across said premises either of record or apparent upon the land,

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$11,500.00. 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 @, 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 day of February, 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,

County of Curry } ss.
February 20, 1979.

Personally appeared the above named

F. L. Andersen and E. F. Andersen, husband and wife,

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

Before me
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-18-83

STATE OF OREGON, County of Klamath } ss.

Personally appeared

and 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

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:
Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nancy A. Mikkelsen
2195 W. 1st St.
K. Falls, OR 97601

NAME, ADDRESS, ZIP

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

Nancy A. Mikkelsen
2195 W. 1st St.
K. Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of February, 1979, at 11:04 o'clock A.M., and recorded in book M79 on page 4341 or as file/reel number 63093, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice Phelps Recording Officer
Deputy

Fee \$3.00

79 FEB 27 AM 11 04