

1-1-74

68720

WARRANTY DEED

Vol. 77 Page 13562

KNOW ALL MEN BY THESE PRESENTS, That A. RONNINGEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT MCEWEN and KATHY F. BURKE, 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:

The Northeasterly 50 feet of Lots 9 and 10, Block 5, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: Reservations and restrictions as contained in Deed from R. M. Butler, et ux., to LeRoy L. Erdmann and Flora S. Erdmann, recorded April 7, 1937 in Book 108 at page 351, Deed Records of Klamath County, Oregon, and other easements, restrictions and right-of-way of record and those apparent on the land.

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

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 \$39,625.00

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 June, 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)

RONALD R. RONNINGEN
CATHERINE A. RONNINGEN

STATE OF OREGON,
County of Lane ss.
June 6, 1979.

Personally appeared the above named RONALD R. RONNINGEN

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

Before me:
Cheryl S. Butler
Notary Public for Oregon
My commission expires: 1-13-80

STATE OF OREGON)
County of Klamath ss.
On this 8th day of June, 1979,
personally appeared the above-named
CATHERINE A. RONNINGEN and acknowledged
the foregoing instrument to be her
voluntary act and deed.

Linda J. Butler
NOTARY PUBLIC FOR OREGON
My commission expires: 3-8-83

Ronald R. & Catherine A. Ronningen

GRANTOR'S NAME AND ADDRESS
Robert B. McEwen & Kathy F. Burke
2036 LeRoy Street, No. 3
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath Falls Federal
Savings & Loan Association
NAME, ADDRESS, ZIP

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

Klamath Falls Federal
Savings & Loan Association
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of June, 1979, at 3:42 o'clock PM., and recorded in book 172 on page 13562 or as file/reel number 68120.

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

Ma. D. Hilde
By Bernetha J. Hilde Recording Officer
Deputy

Fee \$1.00