

73338

WARRANTY DEED

Vol. M79 Page 70977

KNOW ALL MEN BY THESE PRESENTS, That LONNIE R. CHRISTENSEN and KIMBERLY CHRISTENSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELWOOD W. SINE and JILL NELSON SINE, husband and wife

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:

Lot 17, Block 1, SHADOW HILLS NO. 1, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable.
2. Utility easements as delineated on the recorded plat along the North 8 feet.
3. An easement created by instrument recorded December 21, 1962 in Volume 342, page 155, Klamath County Records, in favor of Pacific Power & Light Co.
4. Regulations of Enterprise Irrigation District.
5. Restrictions as shown on recorded plat of Shadow Hills No. 1.
6. Trust Deed in favor of Klamath First Federal Savings and Loan, recorded February 27, 1973 in Volume M73, page 2056, which the grantees herein agree to assume and pay according to the terms contained therein.
7. Trust Deed in favor of James

(continued.....)

(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 set forth above and apparent upon the land,

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 \$46,246.27. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 31st day of August, 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)

Kimberly Christensen
 Kimberly Christensen

STATE OF OREGON,)
 County of Klamath) ss.
 August 31, 1979

Personally appeared the above named Lonnie R. Christensen and Kimberly Christensen

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

(OFFICIAL SEAL)

Judy B. Puvion
 Judy B. Puvion
 Notary Public for Oregon

My commission expires: 8-23-81

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:

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elwood W. & Jill N. Sine
 4177 Adelaide
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

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.

By Recording Officer
 Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

(continued.....)

20972A

H. Bradbury, recorded January 19, 1979, in Volume M79, page 1611, which the grantees herein agree to assume and pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 31st day of August A. D. 1979 at 4:29 o'clock P. M., or

fully recorded in Vol. M79, of Deeds on Page 20972

Wm D. MILNE, County Clerk

By Russcha H. Hetcher

Fee \$7.00