

MOUNTAIN TITLE COMPANY

73599

WARRANTY DEED

MTC 8137-K

Vol. 79

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KNOW ALL MEN BY THESE PRESENTS, That

NIELS L. BRED AHL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. McCULLOCH

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:

Lots 12 and 13 in Block 14 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations contained in plat dedication.
5. Reservations and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, contained in deed recorded June 7, 1940 in Volume 129, page 342, Deed Records of Klamath County, Oregon, Geo. S. Rusco and Esther Rusco, husband and wife, to Willis H. King and Zena J. King, husband and wife.

(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 above, 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 \$ 32,900.00

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 7th day of September, 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)

NIELS L. BRED AHL

STATE OF OREGON,

County of Klamath

September 7, 1979

Personally appeared the above named

NIELS L. BRED AHL

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

Christi L. Garrison
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of) ss.

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)

Mr. Niels L. Bredahl
826 North Ninth Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. James H. McCulloch
P.O. Box 981
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME as Grantee

NAME, ADDRESS, ZIP

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

SAME as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of September, 1979, at 12:32 o'clock P.M., and recorded in book M79 on page 21345 or as file/reel number 73599, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By _____ Recording Officer
Deputy

Fee \$3.50

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