

74531

K-32187

WARRANTY DEED

Vol. M79 Page 22819KNOW ALL MEN BY THESE PRESENTS, That Durant Real Estate, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William E. Hanna and Deborah A. Hanna, 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:

Lot 4, and that portion of Lot 5, Block 12, First Addition to Klamath River Acres, more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 12, said point being on the Easterly boundary of Ponderosa Lane, thence following said easterly boundary in a southeasterly direction 73 feet; thence Northeasterly on a line parallel to the South boundary of said Lot 4 to the Southwest boundary of Lot 2, Block 12; thence following said southwest boundary in a Northwesterly direction to the Southeast corner of Lot 4, Block 12; thence Southwesterly along said southerly boundary of Lot 4 to the point of beginning.

* husband and wife, as grantors, to Mountain Title Company, as trustee, for the United States National Bank of Oregon, an Association of the United States of America, recorded April 15, 1977, in Volume M-77 page 6383, to secure payment of \$54,000.00 which grantees assume and agree to pay.

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 Reservations, restrictions, easements and rights of way of record and those apparent upon the land, and Trust Deed, including the terms and provisions thereof, executed by Charles A. Thorpe and Helen I. Thorpe * see above 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 \$ 99,500.00.
 However, the actual consideration consists of or includes other property or value given or promised which is 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 24 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)

Bruce L. Durant
 Bruce L. Durant
 Authorized to sign for partnership

STATE OF OREGON, } ss.
 County of Klamath
 September 24, 1979

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:

(OFFICIAL SEAL)

Personally appeared the above named _____

Bruce L. Durant

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

Notary Public for Oregon

My commission expires: _____

Durant Real Estate

2340 South Sixth

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

William E. Hanna

16739 Ponderosa Lane

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

William E. Hanna

16739 Ponderosa Lane

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

William E. Hanna

16739 Ponderosa Lane

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of September, 1979, at 3:39 o'clock P.M., and recorded in book M79 on page 22819 or as file/reel number 74531.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Bernetha J. Smith Recording Officer
 Deputy

Fee \$3.50

SPACE RESERVED
 FOR
 RECORDER'S USE

279 SEP 26 PM 3 39