

78637

KNOW ALL MEN BY THESE PRESENTS, That Clifford Honeycutt and Patricia Honeycutt, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lieselotte Johnston, 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:

A portion of Block 8, EWAUNA HEIGHTS ADDITION and a portion of Lot 6, Block 48 FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the most Southerly corner of Block 8, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, being in the Northwesterly corner of the intersection of 3rd and Washington Street; thence running Northwesterly along the Easterly line of 3rd Street a distance of 55 feet; thence at right angles running in a Northerly direction a distance of 52.8 feet; thence at right angles and running in a Southeasterly direction and parallel with 3rd Street, a distance of 55 feet to the most Northerly line of Washington Street; thence at right angles and running in a Southwesterly direction and parallel with and along the most Northerly (for continuation of this document see reverse side of this deed)

(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, 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 \$40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 26th day of December, 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)

Clifford Honeycutt

Patricia Honeycutt

STATE OF OREGON, County of \_\_\_\_\_, 1979.

STATE OF OREGON, County of Klamath, December 26, 1979.

Personally appeared the above named Clifford Honeycutt and Patricia Honeycutt, husband and wife,

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

Believe me: Herman F. Smith  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 12/13/82

Notary Public for Oregon  
My commission expires:

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.

(OFFICIAL SEAL)

STATE OF OREGON.

County of \_\_\_\_\_, 1979.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 1979, at \_\_\_\_\_ o'clock M., and recorded in book reel volume No. \_\_\_\_\_ page \_\_\_\_\_ or as document / fee / file / instrument / microfilm No. \_\_\_\_\_

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

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Mrs. Lieselotte Johnston  
3725 Madison  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

29695

line of Washington Street, a distance of 52.8 feet to the point of beginning, said tract being a plot of land located at the Northerly corner of 3rd and Washington Street, 55 feet in length and 52.8 feet in width.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$15,000.00

Dated : July 16, 1979  
Recorded : July 20, 1979 Book: M-79 Page: 17213  
Mortgagor : Clifford Honeycutt and Patricia Honeycutt, husband and wife

Mortgagee : Pacific West Mortgage Co., an Oregon corporation, which Grantee herein assumes and agrees to pay the present existing Mortgage, including the terms and provisions thereof, the unpaid principal balance of which is \$ 14,431.45 to Pacific West Mortgage Co., an Oregon corporation, with interest paid to 12/19/79.

3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$5,000.00

Dated : July 16, 1979  
Recorded : July 20, 1979 Book: M-79 Page: 17215  
Mortgagor : Clifford Honeycutt and Patricia Honeycutt, husband and wife

Mortgagee : Pacific West Mortgage Co., an Oregon corporation

The above mortgage was assigned by instrument

Recorded : August 10, 1979 Book: M-79 Page: 19081,  
To : Marie Elam

which Grantee herein assumes and agrees to pay the present existing Mortgage, including the terms and provisions thereof, the unpaid principal balance of which is \$ 4,810.38 to Marie Elam, with interest paid to 12/19/79.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 27th day of December A. D. 1979 at 3:55 o'clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 29694

Fee \$7.00

Wm D. MILNE, County Clerk

By Bernice H. Hetch