

MOUNTAIN TITLE COMPANY

78727

WARRANTY DEED

MTC- 8459-L

Vol. 1774

Page 29743

KNOW ALL MEN BY THESE PRESENTS, That August Hauptmann and Thelma Juanita Hauptmann, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Prudential Financial Services, Inc., 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:

That portion of Tract No. 5 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northwesterly corner of Tract No. 5; thence South along West line of said Tract, 245.6 feet; thence East along the South line of said Tract, 80 feet; thence North and parallel with the East line of said Tract to the North line of Tract No. 5; thence Northwesterly along the North line of said Tract to the place of beginning.

(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 on the reverse of this deed, 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 \$ 8,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 December, 19 79; 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)

August Hauptmann

Thelma Juanita Hauptmann

STATE OF OREGON,)
County of Klamath) ss.
December 24, 19 79

Personally appeared the above named August Hauptmann and Thelma Juanita Hauptmann

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.
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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)

Notary Public for Oregon
My commission expires:

August and Thelma Juanita Hauptmann

GRANTOR'S NAME AND ADDRESS

Prudential Financial Services, Inc.
4509 South Sixth Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

no change

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

MOUNTAIN TITLE COMPANY

29744

1. Taxes for the fiscal year 1979-1980, due and payable.
Amount: \$321.18, plus interest, if any. Account No.: 41-3909-0341 Tax Lot 1800
2. Assessments if any due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Real Estate Contract, including the terms and provisions thereof,
Dated: November 12, 1976
Recorded: November 16, 1976
Volume: M76, page 18221, Microfilm Records of Klamath County, Oregon
Vendor: August Hauptmann and Thelma Juanita Hauptmann
Vendee: James L. Keltner and Dorene L. Keltner

The Vendee's interest in said Real Estate Contract was assigned by instrument dated October 2, 1979 and recorded October 3, 1979 in Volume M79, page 23431, Microfilm Records, to Norma J. Crawford.

Real Estate Contract, including the terms and provisions thereof,
Dated: October 2, 1979
Recorded: October 3, 1979
Volume: M79, page 23433, Microfilm Records of Klamath County, Oregon
Vendor: James L. Keltner
Vendee: Norma J. Crawford

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

this 28th day of December A. D. 19 79 at 2:22 o'clock P. M., or

fully recorded in Vol. M79, of Deeds on Page 29743

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernard A. Hetch