

FRONTIER
FILE & INDEX

79130

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That.....

JOAN SHAFFER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... RUSSELL DUANE WINDHAM and SANDRA WINDHAM, husband and wifethe 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:

The Southerly 97 feet of Lot 8 in Block 5, THIRD ADDITION TO ALTAMONT ACRES, County of Klamath and State of Oregon.

(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: 1. Regulations of Klamath Irrigation District. 2. Regulations of South Suburban Sanitary District. 3. Reservations and restrictions, as contained in deed recorded October 25, 1946 in Book 197, page 371, Klamath County Deed Records. 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 \$ 46,500.00.

① 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). ② (The sentence between the symbols ①, 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 8th day of January, 1980; 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)STATE OF OREGON,)
County of Klamath) ss.
January 8, 19 80

Personally appeared the above named

Joan Shaffer

NOTARY

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-23-81STATE 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 be-
half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Russell Duane Windham & Sandra Windham
4112 Austin Street
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

SPACE RESERVED
FOR
REORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.I certify that the within instru-
ment was received for record on the
9th day of January, 1980,
at 11:24 o'clock A.M., and recorded
in book/reel/volume No. M80 on
page 420 or as document/fee/file/
instrument/microfilm No. 79130,
Record of Deeds of said county.Witness my hand and seal of
County affixed.Wm. D. Milne

NAME

TITLE

By Lemetha Helock Deputy

Fee \$3-50