

1-1-74

K-32754

79402

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BRUCE L. DURANT AND VERNON L. DURANT
DBA Durant Real Estate, a co-partnership
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RAWLAND E. MUELLER AND ALICE P. MUELLER, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southeasterly 55.5 feet of Tract 44 of Homedale, more particularly
described as follows: Beginning at the most Easterly corner of said
Tract 44; thence Northwesterly along the Southwesterly line of Harlan
Drive, a distance of 55.5 feet; thence Southwesterly, parallel with the
line between Tracts 44 and 45 of Homedale, a distance of 300 feet; thence
Southeasterly along the Southwesterly line of said Tract 44, a distance
of 55.5 feet; thence Northeasterly along said line between Tracts 44
and 45 a distance of 300 feet to the place of beginning.

Subject to reservations, restrictions, rights of way of record and those
apparent upon the land; Acreage and use limitation under provisions of
United States Statutes and regulations issued thereunder; Liens and as-
essments of Klamath Project and Enterprise irrigation District, and reg-
ulations thereunder; Rules, Regulations, and assessments of South Suburban
Sanitary District; Assessments of the City of Klamath Falls, for monthly**
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
** water and/or sewer service.

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 \$42,900.00
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 15 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 14, 1980.

DURANT REAL ESTATE
by: Bruce L. Durant
Vernon L. Durant
STATE OF OREGON, County of _____, 19____) ss.
Personally appeared _____ and _____

Personally appeared the above named
Bruce L. Durant and Vernon L. Durant
dba Durant Real Estate, a co partnership
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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: 8-5-83

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Rawland Mueller
5082 Harlan Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans Affairs
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instru-
ment was received for record on the
15th day of January, 1980,
at 4:36 o'clock P. M., and recorded
in book M80 on page 913 or as
file/reel number 79402
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
Wm. D. Milne
By Bernetha J. Heloch Recording Officer
Deputy
Fee \$3.50