

1-1-74

79426

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Earl F. Saling and Stella G. Saling, H/W not as tenant in common but with right of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Daniel Lee Eddy

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of Lots 19 and 20 in Block 5 of Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: Beginning at a point on the Northerly line of said Lot 20, 81.9 feet W. from the NE corner of said Lot 20; thence Southerly parallel with Bisbee st. (formerly Third Street) 214.7 feet to the Southerly line of Lot 19 in said Block 5; thence Westerly along the Southerly line of said Lot 19, 75 feet; thence Northerly parallel with Bisbee Street 214.7 feet to the Northerly line of said Lot 20; thence Easterly along the Northerly line of said Lot 20 75 feet to the place of beginning.

SUBJECT TO easements, conditions, restrictions, and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

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 consideration (indicate which) (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 11 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. The mortgage, trust deed & or contract & note held by us & lost are paid in full in so far as we are concerned

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California)
County of Riverside) ss.
January 11th, 1980

Personally appeared the above named
Earl F. Saling and
Stella G. Saling

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

Before me: *Jo Ann Van Every*
(OFFICIAL SEAL) Notary Public for Oregon, California
My commission expires 11/15/81

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: *Jo Ann Van Every*
(OFFICIAL SEAL) JO ANN VAN EVERY
NOTARY PUBLIC - CALIFORNIA
Notary Public for Oregon, PRINCIPAL OFFICE IN
My commission expires: RIVERSIDE COUNTY
My Commission Expires Nov. 15, 1981

Earl F. Saling et ux

GRANTOR'S NAME AND ADDRESS
Daniel Lee Eddy
3734 Evergreen St.
Klamath Falls, OR 97601 File #1269

AFTER RECORDING, RETURN TO:
After recording return to:

MORTGAGE BANCORPORATION
P. O. BOX 230
SALEM, OR 97308

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, Klamath) ss.
County of)

I certify that the within instrument was received for record on the 16th day of January, 1980, at 2:29 o'clock P.M., and recorded in book/reel/volume No. M-80 on page 936 or as document/fcc/file/instrument/microfilm No. 79426. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

By *Jaqueline J. Miller* Deputy

Fee \$3.00

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