

1-1-74

K-32947 80136

WARRANTY DEED

Vol. 1780 Page 2065



KNOW ALL MEN BY THESE PRESENTS, That DANIEL T. APPLEBAKER and BONNIE R. APPLEBAKER, husband and wife, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELDON V. STIVERS and PEGGY M. STIVERS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land

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 \$ 61,000.00

~~HOWEVER, THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 61,000.00~~ (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 31 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)

Daniel T. Applebaker

Bonnie R. Applebaker

STATE OF OREGON } ss.
County of Klamath
January 31, 1980

STATE 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 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)

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-5-83

Notary Public for Oregon
My commission expires:

Mr. and Mrs. Daniel Applebaker

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Eldon Stivers
324 Donald

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. E. Stivers
Bx 19, Harvillan Rd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Eldon Stivers

40 DVA
Klamath Falls, OR

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of February, 1980, at 11:45 o'clock A.M., and recorded in book M80 on page 2065 or as file/reel number 80136, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE

80 FEB 1 AM 11 45