

80580

WARRANTY DEED

Vol. 1780 Page 2774

KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by IVAN MENKE

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:

PARCEL 1
The Southwesterly 58 feet of the Southeasterly 40 feet of Lot 5, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the most Southerly corner of Lot 5, Block 60, NICHOLS ADDITION; thence Northeasterly along the line between Lots 4 and 5 in Block 60; 58 feet; thence Northwesterly at right angles to the line between Lots 4 and 5, 40 feet; thence Southwesterly at right angles to 11th Street, 58 feet to the Northeasterly boundary line of 11th Street; thence Southeasterly along the Northeasterly boundary line of 11th Street 40 feet to the point of beginning.

PARCEL 2
The Northeasterly 72 feet of the Southeasterly 40 feet of Lots 5 and 6, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the most Southerly corner of Lot 5, Block 60, NICHOLS ADDITION; thence Northeasterly along the line between Lots 4 and 5 in Block 60; 72 feet; thence Northwesterly at right angles to the line between Lots 4 and 5, 40 feet; thence Southwesterly at right angles to 11th Street, 72 feet to the Northeasterly boundary line of 11th Street; thence Southeasterly along the Northeasterly boundary line of 11th Street 40 feet to the point of beginning.

(Continued on reverse)
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 contract dated September 6, 1978, recorded September 7, 1978, Book M-78, page 19754, Klamath County records and 1979-80 taxes.

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 \$ 13,766.74. However, the actual consideration consists of ~~other property~~ value given or promised which is 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 11th day of February, 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 _____, ss.
_____, 19____

STATE OF OREGON, County of Marion
February 11, 1980, ss.

Personally appeared H. CLAYTON LIVENGOOD, who, being duly sworn,

for himself, did say that he is the president of WEST MORTGAGE CO., 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.

WEST MORTGAGE CO.
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:
Notary Public for Oregon
My commission expires: 11-20-81

(OFFICIAL SEAL)

Personally appeared the above named _____

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

Before me:
Notary Public for Oregon
My commission expires:

PACIFIC WEST MORTGAGE CO.
P.O. Box 497
Stayton, OR 97383
GRANTOR'S NAME AND ADDRESS
IVAN MENKE
11774 S.W. Royal Villa Dr.
Tigard, OR 97223
GRANTEE'S NAME AND ADDRESS

After recording return to:
PACIFIC WEST MORTGAGE CO.
P.O. Box 497
Stayton, OR 97383
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
MARC R. & CAROL J. WILLIAMS
621 N. 11th St.
Klamath Falls, OR 97601
#2539cc
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____, ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

