

1-174

80668

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Alan M. Lee

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jon Kevin Wade and Julie A. Needham, as tenants in common with the right of survivorship, 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:

Lots 72 and 73, Odessa Sumner Home Sites, in the County of Klamath, State of Oregon,

Subject to that certain Trust Deed dated June 11, 1979 with Jon Kevin Wade as Grantor, Transamerica Title Insurance Co. as Trustee and First National Bank of Oregon as Beneficiary

(Straw-man transaction)

(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 those of record,

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. 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 13 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 Klamath

February 1, 1980

} ss.

Personally appeared the above named
Alan M. Lee

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7-3-83

STATE OF OREGON, County of

19

} ss.

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

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:

(OFFICIAL SEAL)

Alan M. Lee

136 B North 3rd Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Jon Kevin Wade and

Julie A. Needham

P O Bx 56-Harriman Star Route

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

After recording return to:

Jon Kevin Wade

P O Box 46-Harriman Star Route

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 13th day of February, 1980, at 4:21 o'clock P.M., and recorded in book/reel/volume No. M80 on page 2922 or as document/fee/file/instrument/microfilm No. 80668. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Kenneth A. Helwick Deputy

Fee \$3.50

80 FEB 13 PM 4 21