

80702

WARRANTY DEED MTC-8581-Vol. 1780 Page 2977

KNOW ALL MEN BY THESE PRESENTS, That FRED PERKINS and SHERYL PERKINS,  
 husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE GREEN  
 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:  
 Lot 4, Block 43, BUENA VISTA ADDITION to the City of Klamath Falls, according to the  
 official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Transmission line easement, including the terms and provisions thereof, given by Harry R. Waggoner, also known as H. R. Waggoner, and Norma Elaine Waggoner, also known as Norma E. Waggoner, to the United States of America dated August 7, 1952, recorded August 7, 1952, recorded August 28, 1952 in Volume 256, page 438, Deed Records of Klamath County, Oregon, said easement assigned to The California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.

- CONTINUED ON THE REVERSE SIDE OF THIS DEED -

(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 as  
 state above and on the reverse side of this deed, or those apparent upon the land, if  
 any as of the date of this deed

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 \$ 38,750.00  
 The true and actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration and which is (The sentence between the symbols O, if not applicable, should be deleted. See ORS 93.030.)  
 part of the

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 25th 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)

Fred Perkins  
 FRED PERKINS  
Sheryl Perkins  
 SHERYL PERKINS

STATE OF OREGON, } ss.  
 County of Lane, 1980

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 \_\_\_\_\_

Personally appeared the above named  
 FRED PERKINS and SHERYL PERKINS,  
 husband and wife

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

\_\_\_\_\_ 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 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) Robert A. Schall

Notary Public for Oregon

My commission expires: 1-2-82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Fred Perkins

GRANTOR'S NAME AND ADDRESS

Mr. Joe Green  
 P.O. Box 1915  
 Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Recording Officer

By \_\_\_\_\_

Deputy

- CONTINUED FROM THE REVERSE SIDE -

2978

SUBJECT TO:

3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: October 17, 1978

Recorded: October 18, 1978

Volume: M78, page 23407, Microfilm Records of Klamath County, Oregon

Amount: \$37,900.00

Mortgagor: Fred Perkins and Sheryl Perkins, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M99301)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on 14th day of February A. D. 1980 at 1:28 o'clock P. M., or  
fully recorded in Vol. M80, of Deeds on Page 2977

Wm D. MILNE, County Clk.

By Permetha H. Letoch

Fee \$7.00