

## WARRANTY DEED

81223

KNOW ALL MEN BY THESE PRESENTS, That THEODORE D. CHRISTIANSEN and  
HARRIET L. CHRISTIANSEN, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BONNIE J. MAGUIRE  
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 3, Block 6, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded in Volume M68, page 3337, Microfilm Records of Klamath County, Oregon. 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 set forth above and 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 \$...37,764.95.....

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (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 20 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 ~~VERMONT~~, MONTANA )  
County of Richland ) ss.  
2-20, 1980.

Personally appeared the above named

Theodore D. Christiansen.....  
and Harriet L. Christiansen.

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

*Before me*

(OFFICIAL SEAL) OF *Frank N. Halling*  
Notary Public for Oregon Montana

Notary Public for Oregon Montana  
My commission expires: 1-3-83

STATE OF OREGON, County of.....) ss.  
....., 19.....

Personally appeared ..... and  
..... who, being duly sworn,  
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)

**Notary Public for Oregon**

**My commission expires:**

STATE OF OREGON,

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

*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/tile/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.*

~~Witness my hand and seal of  
County, affixed.~~

NAME \_\_\_\_\_

TITLE

By ..... Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

Bonnie J. Maguire  
Route 1 Box 635A  
Klamath Falls, Oregon 97601

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

same as above

NAME ADDRESS ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

CLERK OF THE COURT

continued....

of First Addition to Kelene Gardens. 5. Subject to a Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$38,000.00 executed by grantors herein on October 26, 1978 in favor of First National Bank of Oregon, as security for a loan guaranteed by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on October 27, 1978, in Volume M78, page 24237, of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantee hereby assumes and agrees to pay as part of the purchase price; and grantee also hereby assumes all obligations of Theodore D. & Harriet L. Christiansen, under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 27th day of February A. D. 19 80 at 3:22 o'clock P. M., and

duly recorded in Vol. M80, of Deeds on Page 3792

Wm D. MILNE, County Clerk

By Bernice H. Hetch

Fee \$7.00

08-11-80  
28-2-1