

10

1986

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **SHIRLEY MARIE GREEN**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **WALTER M. PETERSEN and JEAN Y. PETERSEN**, 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:

PARCEL 1:

Northerly 62 feet of Lot 1, Block 3, Hot Springs Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning on the Southeasterly line of Pine Street at its intersection with the line between Lots 1 and 2, Block 3 Hot Springs Addition; thence Southerly along said line between said Lots 1 and 2, 62 feet; thence Northeasterly at right angles to said line between Lots 1 and 2 to the Easterly line of said Lot 1; thence Northwesterly along said Easterly line of Lot 1 to the Southerly line of Pine Street; thence Westerly along the line of Pine Street to the point of beginning.

PARCEL 2:

Lot 2 in Block 3, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions of record, easements and rights of way of record and those apparent on the land;
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
3. Trust Deed, including the terms and provisions thereof executed by George A. Holt, as Grantor, to Transamerica Title Insurance Co., as Trustee, for, Clinton K. Wagner and Ethel M. Wagner, husband and wife, as beneficiary, dated November 12, 1974, recorded November 13, 1974 in Volume M74, page 14635, Mortgage Records of Klamath County, Oregon, to secure the payment of \$9,500.00, (Affects Lot 2, Block 3, Hot Springs) which Grantees agree to assume and to pay according to its terms.

SHIRLEY MARIE GREEN,

GRANTOR'S NAME AND ADDRESS

WALTER M. PETERSEN and
JEAN Y. PETERSEN, husband and
wife,

GRANTEE'S NAME AND ADDRESS

After recording return to

Grantees above named
6103 Harlan Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Grantees above named

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

} ss.

~~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.~~

SPACE HERE LEFT
FOR
RECORDER'S USE

By

Recording Officer

Deputy.

5009

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 above set forth

warrant and forever defend the above granted 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 \$ 8,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration which, if the same be the case, should be stated. See ORS 2000.~~

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 _____ day of _____, 19____; 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)

Shirley Marie Green
Shirley Marie Green

STATE OF OREGON,

County of Jackson) ss.
March 14, 19 80

Personally appeared the above named
SHIRLEY MARIE GREEN

and acknowledged the foregoing instrument to be her voluntary act and deed

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-21-82

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

Personally appeared _____

and each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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 the hall 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)

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 17th day of March, A.D., 19 80 at 7:00 o'clock P.M., and duly recorded in Vol. 100 of _____ on Page 370.

FEE _____

WM. D. MILNE, County Clerk

By Shirley Marie Green Deputy