

82847

## WARRANTY DEED

Vol. 80 Page 6444

KNOW ALL MEN BY THESE PRESENTS, That.....BOBBY A. GORDEN and GRETA J. GORDEN, husband and wife.....  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE C. GORDEN and ELOREE R. GORDEN, 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:

All that portion of Lot 11, in Block 113, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof, described as follows:

Beginning at a point in the Northerly line of said Lot 11, Block 113, aforesaid, 100 feet Westerly from the Westerly line of California Ave., and running thence Westerly along the Northerly line of said Lot 11, 61.6 feet more or less, to the Northwestern corner of said lot; thence Southerly along the Easterly line of the alley to an intersection with the line between Lots 10 and 11 in Block 113; thence Easterly along the line between said Lots 10 and 11, 46.3 feet, more or less, to a point 100 feet Westerly from the Westerly line of California Ave., thence Northerly parallel with California Ave., to a POINT OF BEGINNING; ALSO, Beginning at a point on the Northerly line of said Lot 11, Block 113, BUENA VISTA ADDITION, which is 100 feet Westerly from the Northeast corner of said lot; thence Southerly parallel with the Westerly line of California Ave., to intersect the line between said Lot 11 and the adjoining Lot 16

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (cont. 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 above stated, & contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on 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.

Be true and actual consideration paid for this transfer, stated in terms of dollars, is \$16,806.82. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the 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 18<sup>th</sup> 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)

BOBBY A. GORDEN

GRETA J. GORDEN

STATE OF OREGON, County of Deschutes, ss.

Personally appeared....., 19....., 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:

(OFFICIAL SEAL)

STATE OF OREGON, County of Deschutes, ss. January 18, 1980.

Personally appeared the above named BOBBY A. GORDEN and GRETA J. GORDEN, husband and wife

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

(OFFICIAL SEAL)

Before me: [Signature]

Notary Public for Oregon

My commission expires 12-23-82

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene C Gordon  
230 Donah ST  
K Falls Ore 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, ss.

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 on page or as

file/reel number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer  
Deputy

By

at 7:10

at a point 100 feet from California Ave., then Easterly towards California Ave., along said line between Lots 10 and 11, three feet; thence Northerly and parallel to the Westerly line of California Ave., to a point in the Northerly line of said Lot 11, three feet distant from the POINT OF BEGINNING: thence Westerly three feet along said Northerly line of said Lot 11, to the PLACE OF BEGINNING.

SUBJECT TO a Trust Deed dated August 9, 1976 and recorded August 12, 1976 in Book M 76 on Page 12465 Record of Mortgages in Klamath County, Oregon, between BOBBY A. GORDEN and GRETA J. GORDEN, husband and wife as grantors and First Federal Savings and Loan Association as beneficiary which the grantees expressly assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~CLERK OF~~

this 7th day of April A. D. 19 80 at 1:13 o'clock P. M., or  
 duly recorded in Vol. M80, of Deeds on Page 6444

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha J. Gotsch