



WARRANTY DEED (Individual or Corporate).

3126

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That EARL H. SHORT and FERN D. SHORT, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS J. SANDERS, 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:

Lot 630 in Block 128 as shown on the map entitled "MILLS ADDITION TO THE CITY OF KLAMATH FALLS", filed November 10, 1906 in Book 1 at page 11 in the office of the County Recorder of said Klamath County.

PH 3 52
APR 11 1980

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: 1. Regulations of the City Sanitary District. 2. Covenants, easements and restrictions imposed by instrument recorded April 22, 1927 in Book 75, page 407, Klamath County Records. 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 \$ 34,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, 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 11th day of April, 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 } ss.
April 11, 1980

Personally appeared, the above named Earl H. Short and Fern D. Short, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

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

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 _____ 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Thomas J. & Maxine Sanders
2519 Applegate Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of April, 1980, at 3:52 o'clock P.M., and recorded in book reel volume No. M80 on page 6897, or as document fee file instrument/microfilm No. 83126, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: *Bartholomew* Deputy

Fee \$3.50