



FRONTIER

WARRANTY DEED

Vol. 1780 Page 2063

ALL MEN BY THESE PRESENTS, That BONNIE J. MAGUIRE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED R. DEARBORN and JOANNE DEARBORN, 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:

Lot 3, Block 6, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations of Klamath Irrigation District. 2. Regulations of South Suburban Sanitary District. 3. Covenants, easements and restrictions, imposed by instrument recorded in Volume M68, page 3337. 4. Restrictions as shown on the recorded plat of First Addition to Kelene Gardens. 5. Trust Deed, including the terms and provisions thereof, on said property in the original face amount of \$38,000.00 executed by Theodore D. Christiansen and Harriet L. Christiansen husband and wife, 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 (continued on reverse)

(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 \$ 40,500.00

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 14th 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.

Bonnie J. Maguire

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 14, 1980

Personally appeared the above named
Bonnie J. Maguire

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

(OFFICIAL
SEAL)

Before me:
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.

Personally appeared , 19 , 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:

Fred R. & Joanne Dearborn
2634 Wilkes Avenue
Davenport, Iowa 52804
NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of) ss.

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/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

.....continued)

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 grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of Theodore D. Christiansen and Harriet L. Christiansen, under the terms of the instrument 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.

led for record at request of Frontier Title co.

is 16th day of April A. D. 1980 at 10:16 o'clock A. M., on

uly recorded in Vol. M80, of Deeds on Page 7063

Wm D. MILNE, County Clerk

By Bernice H. Hetsch

Fee \$7.00