

WARRANTY DEED

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K. 33062 83605

KNOW ALL MEN BY THESE PRESENTS, That ERA- Durant Realtors

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
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 in Block 9 of Fairview 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 reservations, restrictions, rights of way of record and
those apparent upon the land; Assessments and charges of the City of
Klamath Falls for monthly water and/or sewer service.

80 APR 24 PM 4 33

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

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 \$24,000.00
~~However, the actual consideration consists of or includes the property or value given or promised which is~~
~~the whole or 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 23 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.

ERA Durant Realtors
by *Bruce L. Durant*

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
April 23, 19 80.

STATE OF OREGON, County of Klamath } ss.
April 23, 19 80.
Personally appeared Bruce L. Durant and
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

Personally appeared the above named
Bruce L. Durant a partner of
ERA Durant Realtors
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

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 be-
half 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: 8-5-83

(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires: 8-5-83

ERA Durant Realtors

GRANTOR'S NAME AND ADDRESS
Karen E. Neeley
1526 Sargent
Klamath Falls, OR
After recording return to:
Karen E. Neeley
1526 Sargent
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Peoples Mortgage Co.
500 NE Multnomah Suite 850
Portland, OR 97232
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instru-
ment was received for record on the
24th day of April, 19 80,
at 4:33 o'clock P. M., and recorded
in book reel volume No. M80 on
page 7706 or as document fee file
instrument/microfilm No. 83605
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm. D. Milne
By *Wm. D. Milne* Deputy
Fee \$3.50