

84548

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOE GREEN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. STURDIVANT 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 4, Block 43, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Continued on the reverse side of this deed)

(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 stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$44,900.00

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 25th day of May, 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.

JOE GREEN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Lane May 16, 1980

STATE OF OREGON, County of ss.

Personally appeared the above named Joe Green and acknowledged the foregoing instrument to be his voluntary act and deed.

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

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: [Signature] Notary Public for Oregon

My commission expires: 2-22-82

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Mr. Joe Green P.O. Box 1915 Eugene, OR 97401

Mr. Robert L. Sturdivant 520 Pulcinella Klamath Falls, Ore. 97601

After recording return to: SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 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

(Continued from the reverse side of this deed)

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
 2. Transmission line easement, including the terms and provisions thereof, given by Harry R. Waggoner, also known as H. R. Waggoner, and Norma Elaine Waggoner, also known as Norma E. Waggoner, to the United States of America, dated August 7, 1952, recorded August 28, 1962 in Volume 256, page 438, Deed Records of Klamath County, Oregon, said easement assigned to The California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.
 3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
- Dated: October 17, 1978
Recorded: October 18, 1978
Volume: M78, page 23407, Microfilm Records of Klamath County, Oregon.
Amount: \$37,900.00
Mortgagor: Fred Perkins and Sheryl Perkins, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M99301)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 20th day of May A. D. 19 80 at 2:10 o'clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 9230

Wm D. MILNE, County Clerk

Bernice Phelps

Fee \$7.00