

1-1-74

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Edmond W. Andersch

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John L. Palmer and Evelyn K. Palmer, 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:

That portion of Lots 1 and 2 in Block 96 of Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot, thence Southwesterly along the North line of said Lot 1, 67.78 feet to a point; thence leaving said North line South 29°12'30" East a distance of 124.44 feet more or less to a point on the Southerly line of said Lot 2; thence Northeasterly along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwesterly along the East line of said Lot 1 and 2 to the point of beginning. (Continued on back)

(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 those noted above and those apparent on the land, if any,

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 \$ 62,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20 day of June, 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.

Edmond W. Andersch  
Edmond W. Andersch

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
June 20, 1980

Personally appeared the above named

Edmond W. Andersch

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

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

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 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:

Edmond W. Andersch

GRANTOR'S NAME AND ADDRESS

John L. and Evelyn K. Palmer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. John Palmer  
7750 Cannon  
V.F.  
NAME, ADDRESS, ZIP

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

Samuel  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instru-  
ment 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

SPACE RESERVED  
FOR  
RECORDER'S USE

80 JUN 20 PM 3 34

(continued from front)

11429

SUBJECT TO:

1. Easement, granted to the California Oregon Power Company, a California corporation, for construction and maintenance of a service pole, anchor guy, etc., across said Lot 2 by deed recorded July 12, 1941, in Deed Volume 139 page 37, records of Klamath County, Oregon.
2. Trust Deed, including the terms and provisions thereof executed by, Philip K. Andersch, as grantors, to D. L. Hoots, as trustee, for, Security Saving and Loan Association, a corporation, as beneficiary, dated October 24, 1978, recorded, October 26, 1978, in Volume M-78, page 24087, Mortgage records of Klamath County, Oregon, to secure the payment of \$49,800.00, which encumbrance, buyers agree to assume and pay and hold seller harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamaath County Title Co.

this 20th day of June A. D. 1980 at 3:34 o'clock P. M., or

fully recorded in Vol. M80, of Deeds on Page 11428

Wm D. MILNE, County Clerk

By Bernetha J. Lettsch

Fee \$7.00