

7A 38-21516-N

WARRANTY DEED

Vol. 1780 Page 13702

KNOW ALL MEN BY THESE PRESENTS, That J. R. Maldonado and Carmen L. Negran

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bryan D. Ross and Mark A. Swenson, each as to an undivided one-half interest, 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: The Easterly 120 feet of Lot 5 of Block 24 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the intersection of the Westerly line of Johnson Avenue and the line between Lots 4 and 5 of said Block; thence Westerly and at right angles to Johnson Avenue, 120 feet; thence Southerly parallel with Johnson Avenue to intersect with the line between Lots 5 and 6 to the intersection of the Westerly line of Johnson Avenue; thence Northerly along the Westerly line of Johnson Avenue to the point of beginning.

- Subject, however, to the following:
1. City Liens in favor of the City of Klamath Falls, Oregon.
Improvement No. 243, Card 24
Docketed: October 31, 1974
Original Amount still due: \$182.10, plus interest
Improvement No. 247, Card 7
(for continuation of this deed see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$19,000.00

However, the actual consideration consists of or includes other 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 1st day of September, 1976; 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.
September 8, 1976

Personally appeared the above named

J. R. Maldonado and Carman L. Negran

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

J. R. Maldonado

Carman L. Negran

STATE OF OREGON, County of) ss.
1976

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:

71A
3940 So. G. St.
Klamath Falls, Oreg. 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 1976,

at o'clock M., and recorded in book on page or as file/feet number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

13703

WARRANTY DEED

13703

Docketed: November 15, 1974

Original Amount still due: \$1,693.34, which Grantees hereby assume and agree to pay to the City of Klamath Falls, Oregon and hold Grantors harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Transamerica Title Co.

Filed for record at request of

this 23rd day of July A. D. 1980 at 11:22 o'clock A.M., and

fully recorded in Vol. N80, of Deeds on Page 13702

W. D. MILNE, County Clerk

By Berntha M. DeLoach

Fee \$7.00

CHITMAN L. MILLER

STATE OF OREGON, County of

Personally appeared
who being duly sworn
and for himself and for each of the parties to the
instrument and that the facts are the
aforesaid instrument is the correct and
true copy of the original instrument and that
the same has been duly recorded in the
public records of the County of Klamath,
State of Oregon, and that the same is
correctly indexed and filed in the
properly designated books and files of the
County of Klamath, State of Oregon.

(OFFICIAL)
22421

County of Klamath, Oregon
Recorded for the County of Klamath, Oregon

STATE OF OREGON
County of
I certify that the within instrument was properly recorded in the public records of the County of Klamath, State of Oregon, and that the same is correctly indexed and filed in the properly designated books and files of the County of Klamath, State of Oregon.

CHITMAN L. MILLER

By Berntha M. DeLoach

7-21-80