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WARRANTY DEED

M80 9223 L

KNOW ALL MEN BY THESE PRESENTS, That

Etta W. Edmunson

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SIXTH STREET AUTO WRECKING
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 11 Block 4, SIXTH STREET 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.

SUBJECT TO: Taxes for the fiscal year 1980-81, a lien, not yet due and payable. Sewer and water use charges, if any, due to the City of Klamath Falls. The premises herein described are within and subject to the statutory powers including the powers of assessment of Klamath Irrigation District

(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 above, 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 \$ 11,000.00. ~~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 19th day of August, 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.

(If executed by a corporation, affix corporate seal)

Etta W. Edmunson

STATE OF OREGON,

County of Klamath

August 19

1980

Personally appeared the above named

Etta W. Edmunson

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

My Commission Expires July 13, 1981

Etta W. Edmunson

GRANTOR'S NAME AND ADDRESS

Sixth Street Auto Wrecking
2521 South Sixth Street
Klamath Falls, Oregon 97601

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

1980

ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 19th day of August, 1980, at 1:19 o'clock P.M., and recorded in book M80 on page 15687 or as file/reel number 88529.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. Milne

Recording Officer
By *L. D. Milne* Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY

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