

FRONTIER

#449

WARRANTY DEED

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TITLE & PURPOSE: ALL MEN BY THESE PRESENTS, That LARRY ALLAN POOL and ELIZABETH ANN POOL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. CUNNINGHAM, JR., 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:

Lot 4 in Block 1 as shown on the map entitled "SUNSET VILLAGE", filed in the office of the County Clerk, Klamath County, State of Oregon.

SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet due and payable. 2. Regulations of South Suburban Sanitary District. 3. Utility easements as delineated on the recorded plat along the Northern 16 feet. 4. Setback provisions as delineated on the recorded plat, 20 feet from the Southern lot line. 5. Covenants, easements and restrictions, imposed by instrument recorded May 29, 1967 in volume M67, page 4004, Klamath County Microfilm Records, and Modification recorded January 10, 1968 in Volume M68, page 210. 6. Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded June 6, 1977 in Volume M77, page 9818, Klamath County Microfilm Records, which the Grantee herein agrees to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon the land,

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 \$49,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th 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)

STATE OF OREGON, }
County of Klamath } ss.
August 30, 1980

Personally appeared the above named Larry Allan Pool and Elizabeth Ann Pool.

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

(OFFICIAL SEAL)

Before me, Judy Bluman

Notary Public for Oregon

My commission expires: 8-23-81

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 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:

William J. Cunningham
5815 Southgate Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of September, 1980, at 2:05 o'clock P.M., and recorded in book/reel/volume No. M80 on page 17238 or as document/fee/file/instrument/microfilm No. 89522, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
NAME TITLE
By Bernetha Shelt Deputy

Fee \$3.50

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