

TC

89858

WARRANTY DEED

Vol. <sup>m</sup> 80 Page 17770

KNOW ALL MEN BY THESE PRESENTS, That SAMUEL D. MERRIMAN and RUTH J. MERRIMAN, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL LYONAIS, a single man

, 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 West 10 feet of Lot 4, Block 1, and the Easterly 55 feet of Lot 1, Block 2, CLINTON, in the County of Klamath, State of Oregon, and that portion of vacated "C" Street bounded on the South by the North line of First Avenue in Clinton, on the North by Lost River, on the East by the West line of Lot 4, Block 1, of Clinton and bounded on the West by the East line of Lot 1, in Block 2 of Clinton.

SUBJECT TO: (1) Liens and assessments of Klamath Project, and contracts, regulations and water rights (if any) pertaining to irrigation, drainage and reclamation which may affect said realty; (2) Easements and rights of way of record apparent on the land; (3) Restrictions prohibiting the sale and disposal of vinous, malt or spirituous liquors on the premises, contained in deed recorded Dec. 24, 1912 in Deed Volume 38 at page 319 of Deed Records of Klamath County, Oregon.

Samuel D. & Ruth J. Merriman  
First Avenue,  
Merrill, Or. 97633

GRANTOR'S NAME AND ADDRESS

Michael Lyonais  
11207 S.E. 168th St.,  
Renton, Washington 98055

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael Lyonais  
11207 S.E. 168th St.  
Renton, Washington 98055

NAME, ADDRESS, ZIP

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

Michael Lyonais  
11207 S.E. 168th St.  
Renton, Washington 98055

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By

Deputy.

17771

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.

warrant and forever defend the above granted 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 \$7,070.00  
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  $\textcircled{1}$ , 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 16th day of September, 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)

*Samuel D. Merriman*  
*Ruth J. Merriman*

STATE OF OREGON,

County of Klamath ) ss.

September 16, 19 80.

Personally appeared the above named

Samuel D. Merriman and

Ruth J. Merriman.

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires October 11, 1981

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

, 19 \_\_\_\_\_

Personally appeared \_\_\_\_\_

and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn,  
\_\_\_\_\_ 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 hereby certify that the within instrument was received and filed for record on the 16th day of September A.D., 19 80 at 3:44 o'clock P M., and duly recorded in Vol. 130 of Deeds on Page 17770.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha A. Detoch Deputy