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90114

WARRANTY DEED

Vol. 1980 Page 18202



KNOW ALL MEN BY THESE PRESENTS, That WAYNE HURLEY BUILDING CO., INC., An Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVIN KLEM and BEVERLY A. KLEM, 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:

Lot 11, Block 6, Tract No. 1035, GATEWOOD, in the County of Klamath, State of Oregon

(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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of 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 \$ 59,000.00

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 23 day of Sept, 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.

Jessie W. Hurley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) County of Klamath) ss. 19

STATE OF OREGON, County of Klamath) ss. Sept 23, 1980

Personally appeared Jessie W. Hurley and

each for himself and not one for the other, did say that the former is the the president and that the latter is the secretary of

WAYNE HURLEY BUILDING CO., INC., 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: Notary Public for Oregon My commission expires:

Before me: Notary Public for Oregon My commission expires: 3-5-83

(OFFICIAL SEAL)

Wayne Hurley Building Co., Inc. 3572 Evergreen Klamath Falls, Oregon 97601 GRANTOR'S NAME AND ADDRESS

Alvin and Beverly A. Klem 4101 Sumac Klamath Falls, Oregon 97601 GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of September, 1980 at 12:07 o'clock P. M. and recorded in book reel volume No. 1980 on page 18202 or as document/fee/file/instrument/microfilm No. 90114 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne NAME TITLE

By Berntha H. Hetch Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE

SEP 23 11 12 AM '80