

X-33746

1-1-74

90142

WARRANTY DEED

Vol. M 80 Page 18748

KNOW ALL MEN BY THESE PRESENTS, That Carol Rogers

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cecilia A. Melter, 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 12, Block 12, ELDORADO, an addition to the City of Klamath Falls, Oregon, formerly known as Lot 12 in Block 25 of Eldorado Heights, a subdivision of Klamath County, Oregon; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for 1980-81 are now a lien but not yet payable.
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
3. Reservations and restrictions in the Dedication of Eldorado.
4. Trust Deed, including the terms and provisions thereof executed by Carol Rogers, as grantor, to Mountain Title Company, as Trustee, for United States National Bank of Oregon, as beneficiary, dated January 29, 1979, recorded January 31, 1979, in Volume M79, page (for continuation of this deed see reverse side of this deed)

(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 \$ 31,000.00

~~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 Ⓢ, 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 23rd 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.

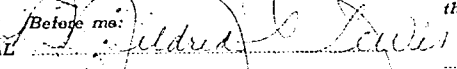
Carol Rogers
Carol Rogers

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 23rd, 19 80.

Personally appeared the above named Carol Rogers

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

Before me: 
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/19/82

STATE OF OREGON, County of) ss.
Personally appeared _____, 19 _____

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: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Rogers	
GRANTOR'S NAME AND ADDRESS	
Melter	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Cecilia A. Melter	
1818 Birch Street	
Klamath Falls, Oregon 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
U. S. Bancorp Loan No. 334077FHA	
P.O. Box 3347	
Portland, Oregon 97208	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.	
County of _____	
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
NAME	TITLE
By _____	Deputy

2541, Mortgage Records of Klamath County, Oregon, to secure the payment of \$26,600.00.

Addendum, including the terms and provisions thereof recorded January 31, 1979 in Deed Volume M-79, page 2544, Mortgage Records of Klamath County, Oregon, the beneficiaries interest was assigned to Housing Division Department of Commerce, State of Oregon, which Grantee herein assumes and agrees to pay according to the terms and conditions thereof. The present unpaid balance due and owing as of the date of this deed is \$ 26,179.14 with interest paid to: 9/1/80 and Grantee agrees to hold Grantor harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
 this 23rd day of September A. D. 1980 at 3:58 clock P M., and
 duly recorded in Vol. M80, of Deeds on Page 18248

WED. INLINE, County Clk

By Bernetha H. Hellock

Fee \$7.00