

90491

WARRANTY DEED

Vol. M80 Page 18781

KNOW ALL MEN BY THESE PRESENTS, That ROBERT LEE ELLIS and BEVERLY JEAN ELLIS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSAN R. KIRK, 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 6 in Block 3, SECOND ADDITION TO VALLEY VIEW, according to thi official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Taxes for the fiscal year 1980-81, a lien, not yet due and payable.
 2. Sewer and water use charges due, if any, to the City of Klamath Falls.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 5. Easement as shown on dedicated plat
 6. Reservations contained in plat dedication.
 7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the**
- 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**terms and provisions thereof, recorded February 25, 1972 in Volume M72, page 2038, Microfilm Records of Klamath County, Oregon.

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 \$ 85,000.00. 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 29th 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)

Robert Lee Ellis
Robert Lee Ellis
Robert Lee Ellis attorney in fact for Beverly Jean Ellis
Beverly Jean Ellis

STATE OF OREGON,

County of Klamath } ss.
September 29, 1980

Personally appeared the above named

Robert Lee Ellis and Beverly Jean Ellis

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

(OFFICIAL SEAL)

Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

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 _____

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)

Robert Lee & Beverly Jean Ellis

GRANTOR'S NAME AND ADDRESS

Susan R. Kirk

5833 Valley Court

Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

Susan R. Kirk

NAME, ADDRESS, ZIP

Susan R. Kirk

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of September, 1980, at 2:44 o'clock P.M., and recorded in book M80 on page 18781 or as file/reel number 90491, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernetha H. H. H. Deputy

fee \$3.50

MOUNTAIN TITLE COMPANY

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