

90903

WARRANTY DEED

Vol. 1780 Page 19430



KNOW ALL MEN BY THESE PRESENTS, That

Wendt Homes, inc.
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Roderick C. Wendt & Carol M. Wendt, Husband and Wife
 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 2, Block 12, Tract, No. 1143, Resubdivision of a portion of Blocks 11, 12, 13, and 14, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 conditions, covenants, restrictions, reservations, rights, rights of way, and easements, now of record

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 \$ 57,300
 However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols 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 3 day of October, 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)

R. A. Kent
L. V. Wetter

STATE OF OREGON,

County of _____ ss.
 _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath _____ ss.
 October 3, 1980

Personally appeared R. A. Kent and L. V. Wetter 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

Wendt Homes, 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:

Judith D. Sullivan
 Notary Public for Oregon

My commission expires: 4-27-82

(OFFICIAL SEAL)

Wendt Homes, inc.
 P. O. Box 1329
 Klamath Falls OR 97601
 GRANTOR'S NAME AND ADDRESS

Rod Wendt
 2526 Yonna
 Klamath Falls OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Rod Wendt
 2526 Yonna
 Klamath Falls OR 97601
 NAME, ADDRESS, ZIP

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

KFFS&L
540 W. 4th
K.F.D.
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, _____ ss.
 County of Klamath _____

I certify that the within instrument was received for record on the _____ day of _____, 1980, at _____ o'clock A. M., and recorded in book/reel/volume No. 1780 on page 19430 or as document/fee/file/instrument/microfilm No. 90903, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
 NAME TITLE
 By *Ann Thaschewich* Deputy

Fee \$3.50