

1-1-74

92004

WARRANTY DEED

Vol. M80 Page 21252



KNOW ALL MEN BY THESE PRESENTS, That EDWARD L. CHRISTENSEN and MARYANN H. CHRISTENSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM D. PALMER and CINTHIA PALMER, 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:

Tract 55, YALTA GARDENS, in the County of Klamath, State of Oregon. SUBJECT TO: Constitutionally permissible covenants, easements and restrictions contained in the plat of Yalta Gardens recorded in Book 192, Page 45; and agreement, including the terms and provisions thereof, between Irving E. Gray et al. and Enterprise Irrigation District, dated March 26, 1946 and recorded August 5, 1946 in Book 193 at page 346, Deed Records 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

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 \$45,300.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated within the body of this deed.

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 31st 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)

x Edward L. Christensen  
x Maryann H. Christensen

STATE OF OREGON, }  
County of Klamath } ss.  
October 31, 1980

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 \_\_\_\_\_

\_\_\_\_\_, 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:

(OFFICIAL SEAL)

Personally appeared the above named EDWARD L. CHRISTENSEN and MARYANN H. CHRISTENSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-82

Notary Public for Oregon

My commission expires:

Edward L. & Maryann H. Christensen

GRANTOR'S NAME AND ADDRESS

William E. and Cinthia Palmer

GRANTEE'S NAME AND ADDRESS

After recording return to:

TA

NAME, ADDRESS, ZIP

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

William E. and Cinthia Palmer

5307 Bryant  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of November, 1980, at 11:53 o'clock A.M., and recorded in book M80 on page 21252 or as file/reel number 92004, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha A. Hitch Deputy Recording Officer

Fee \$3.50

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