

93661

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID G. HEIDEMAN and CAROL M. HEIDEMAN, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM C. DEHLINGER and PATRICIA A. HITT, 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 7 in Block 4 as shown on the map entitled Tract 1087, FIRST ADDITION TO BANYON PARK, filed in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

Regulations of South Suburban Irrigation District. Setback provisions as delineated on the recorded plat 25 feet from the Northeastern lot line and 20 feet from the Southeastern lot line. Utility easements as delineated on the recorded plat along Southwestern 10 feet of said lot. Designation of the Architectural Committee, covenants, easements and restrictions, imposed by instrument recorded December 23, 1974 in Volume M74, page 16182, Klamath County Microfilm Records. Trust Deed in favor of Klamath First Federal Savings and Loan Association, recorded October 26, 1978 in Volume M78, page 24171, which the Grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon 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 \$50,500.00  
~~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 <sup>Ⓢ</sup>, 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 12th day of December, 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)

David G. Heideman  
Carol M. Heideman

STATE OF OREGON, )  
County of Klamath ) ss.  
December 12, 1980

Personally appeared the above named David G. Heideman and Carol M. Heideman,

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

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of ) ss.  
December 12, 1980

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William C. Dehlinger & Patricia Hitt  
9938 Hill Road  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

William C. Dehlinger & Patricia Hitt  
4626 Alpine Drive  
Klamath Falls, Oregon 97601  
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 15th day of December, 1980, at 10:15 o'clock A.M., and recorded in book reel volume No. M80 on page 24104 or as document fee file instrument/microfilm No. 93661. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Berntha A. Litch Deputy

Fee \$3.50

DEC 15 AM 10 15