

95190

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BRIAN LANE WALKER and BARBARA J. WALKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles W. Seal, Jr. and Michele L. Seal, 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:

Lot 10 in Block 11 of Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath and State of Oregon.

AKA: 6105 Madera, Klamath Falls, Oregon.

SUBJECT TO easements, reservations, restrictions of record, if any, and 1980 taxes due and payable in 1981 and taxes for subsequent years.

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

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 \$ 63,500.00. 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 10 day of March, 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)

Brian Lane Walker  
Barbara J. Walker

STATE OF OREGON,  
County of Klamath } ss.  
March 10, 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 \_\_\_\_\_

Personally appeared the above named BRIAN LANE WALKER and BARBARA J. WALKER, husband and wife,

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

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)  
Notary Public for Oregon  
My commission expires: 7/20/80

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
Seal

GRANTEE'S NAME AND ADDRESS  
Charles W. Seal Jr.  
6105 Madera  
Klamath Falls, Oregon 97601

After recording return to:

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of January, 1981, at 11:33 o'clock A.M., and recorded in book/reel/volume No. 1781 on page 1330 or as document/fee/file/instrument/microfilm No. 95190. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME TITLE

Fee \$3.50