

95215

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GORDON H. LUND, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK A. DANIELS
 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:

The Southerly 64 feet of Lot 9, Block 201, MILLS SECOND ADDITION TO THE CITY OF Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 stated above or those apparent upon the land, if any, as of the date of this deed

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 \$29,500.00

~~HOWEVER THE ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY EXCLUSIVE OF PROPERTY WHICH IS DEEMED A 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 27th day of January, 1981; 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.

GORDON H. LUND, JR.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.
 County of Klamath, ss.
 January 27, 1981.

Personally appeared the above named.
 GORDON H. LUND, JR.

STATE OF OREGON, County of _____, ss.
 _____, 19_____.

Personally appeared _____ and
 _____, 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Mr. Gordon H. Lund, Jr.
 1731 Riverside Drive
 Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Mr. Mark A. Daniels
 1235 Owens
 Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 SAME AS GRANTEE
 NAME, ADDRESS, ZIP

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

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 29th day of January, 1981, at 9:13 o'clock A.M., and recorded in book M81 on page 1366 or as file/reel number 95215, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

Recording Officer

By Bernetha L. Letch Deputy

Fee \$3.50