

96347

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, Trustee, under written Declaration of Trust dated 9/7/72

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce L. Gustafson and Alexis Gustafson, 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:

Lots 17, 18 and 19 in Block 20, 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: 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 \$ 4,500.00. 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 day of February, 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.

James R. DeBaun
By: James R. DeBaun, Trustee under
Written Declaration of Trust dated 9-7-72

STATE OF OREGON }
County of Deschutes } ss.
February 23, 1981

Personally appeared the above named
James R. DeBaun, Trustee

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:



OFFICIAL SEAL
DOROTHY F. SHEARER
Notary Public for Oregon
PRINCIPAL OFFICE
LOS ANGELES
My Commission Expires Dec. 17, 1982

STATE OF OREGON, County of) ss.
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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

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.

(OFFICIAL SEAL)

James R. DeBaun
4319 Radford #2
Studio City, Calif 91604
GRANTOR'S NAME AND ADDRESS
Bruce L. Gustafson and Alexis Gustafson
122 Coral Court
Minot AFB, North Dakota 58704
GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 25th day of February, 1981, at 12:33 o'clock PM., and recorded in book M81 on page 3304 or as file/reel number 96347, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bishn County Clerk
Recording Officer
By Bernetha Deputy

Fee \$3.50