

1-1-74

96557

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RANDALL F. BALSIGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RIXEY A. GUY, as to an undivided $\frac{1}{2}$ interest, 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 25, Block 5, FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of 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

except those of record and those apparent on 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 \$ 17,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~ (The sentence between the symbols \circ , 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 February, 19 81; 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.

Randall F. Balsiger
Randall F. Balsiger

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 27, 19 81

Personally appeared the above named
Randall F. Balsiger

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

Before me: *W. H. Peters*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-6-84

STATE OF OREGON, County of) ss.
February 27, 19 81

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)
Notary Public for Oregon
My commission expires: _____

Randall F. Balsiger

GRANTOR'S NAME AND ADDRESS

Rixey A. Guy

GRANTEE'S NAME AND ADDRESS

After recording return to:

R.F. Balsiger & Rixey A. Guy
3710 Coronado Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

KFFS
540 Main Street

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 March, 19 81,
at 1:06 o'clock P.M., and recorded
in book/reel/volume No. 781 on
page 3664 or as document/fee/file/
instrument/microfilm No. 96557,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
By *Bernetha S. Hetch* Deputy

Fee \$3.50