

1-1-74

96739

SPECIAL WARRANTY DEED

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3974



KNOW ALL MEN BY THESE PRESENTS, That Paul Irving Rummell widower of Helen Rummell, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Norman N. Ballantyne and Claire Ballantyne hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon; All of that portion of the W. half of the W. half of the NW quarter of the SE quarter of Section 11, Township 35 S., Range 9 E. W.M. lying N. of the Sprague River Highway

SUBJECT TO easements, conditions, restrictions and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,750.00.

~~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 ⓐ, 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 6 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.

Paul Irving Rummell
Paul Irving Rummell

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Marion } ss.
February 6, 1981

Personally appeared the above named
Paul Irving Rummell

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 6-25-82

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 _____

_____, 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 be-
half 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)

Paul Irving Rummell widower of Helen Rummell

GRANTOR'S NAME AND ADDRESS

BALLANTYNE, Norman
6061 Chesbro Ave.
San Jose, CA 95123 File #1915

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mortgage Bancorporation
P.O. Box 230 Salem, OR. 97308
Attn: Lori Diehl

NAME, ADDRESS, ZIP

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

Ballantyne, Norman
Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instru-
ment was received for record on the
5th day of March, 1981,
at 3:19 o'clock P.M., and recorded
in book/reel/volume No. M81 on
page 3974 or as document/fee/file/
instrument/microfilm No. 96739,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
NAME TITLE
By Bernetha D. Deloch Deputy

Fee \$3.50

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