

96880

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARGUERITE CAMPBELL and ALVIN PICARD, each as to an undivided $\frac{1}{2}$ interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. WYNN and BERNICE WYNN, husband and wife 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 13 and 14, Block 20, INDUSTRIAL 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 \$ 25,500.00

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 28th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of LANE ss. February 28, 1981

Personally appeared the above named MARGUERITE CAMPBELL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 30 Dec. 1983

STATE OF OREGON, County of ss. March 1981

Personally appeared ALVIN PICARD

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

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Ms. Marguerite Campbell, P.O. Box 367, Veneta, OR 97487
Mr. Alvin Picard, P.O. Box 18585, South Lake Tahoe, CA 95706 30,000-319 Kason Tracy P. Rd. 95326

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. William R. Wynn
6200 Hilyard
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

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1981, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

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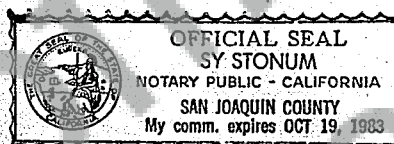
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STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

On March 3, 1981 before me the undersigned,
a Notary Public for the state of California,
personally appeared Alvin Picard, known to
me to be the person whose name is subscribed
to the within instrument, and acknowledged
that he executed the same.

Sy Stonum
Sy Stonum

Notary Public



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 9th day of March A.D. 19 81 at 3:40 o'clock P.M., and
duly recorded in Vol. M81 of Deeds on file 4185

By EVELYN BIEHN, County Clerk
Bernetha [Signature]

Fee \$7.00