

97133

FORM No. 632 - WARRANTY DEED (Individual or Joint)

WARRANTY DEED

1-1-74

Vol. M81 Page 4638



KNOW ALL MEN BY THESE PRESENTS That Charles F. Justus, Jr., Shirley A. Justus, husband and wife, and Dennis Davenport and Kay M. Davenport, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bernard J. Spera, Jr.

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 14 and 15, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of 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 noted of record as of the date of this deed and 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 \$ 82,000.00. 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 21 day of March, 19 80; 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)

Shirley A. Justus

STATE OF OREGON, County of _____ ss.

STATE OF OREGON,

County of Klamath, ss. March 21, 19 80

Personally appeared _____, who, being duly sworn,

Personally appeared the above named Charles F. Justus, Jr., Shirley A. Justus, Dennis Davenport and Kay M. Davenport 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 acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

DONNA K. MATESON

(OFFICIAL SEAL)

NOTARY PUBLIC-OREGON

My commission expires 12/24/84

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 13th day of March, 19 81, at 2:51 o'clock P.M., and recorded in book/reel/volume No. M81 on page 4638 or as document/file/instrument/microfilm No. 97133, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Debra L. Janoff Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

BERNARD J. SPERA JR.
45 LA SOLANO
MILLBRAE, CALIF. 94030

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP