

FRONTIER

99973

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. AXEL and KARLA J. AXEL,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK P. WYSUP  
and MAXINE WYSUP 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26 in Block 4 as shown on the map entitled "Tract No. 1087, FIRST ADDITION  
TO BANYON PARK", filed in the office of the County Clerk, Klamath County, Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of South Suburban Irrigation District.
3. Setback provisions as delineated on the recorded plat 25 feet from Western lot line.
4. Utility easements as delineated on the recorded plat along the Eastern 15 feet of said lot.
5. Designation of Architectural Committee, covenants, easements and restrictions, imposed by instrument recorded December 23, 1974 in Volume M74, page 16182, Klamath County Microfilm Records.
6. Mortgage in favor of State of Oregon, represented and acting by the Director of Veterans Affairs, recorded February 24, 1976 in Volume M76, page 2528, Klamath County Microfilm Records, which the Grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon 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 \$ 62,900.00

~~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 ©, 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 15 day of May, 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, WYOMING } ss.  
County of Butte }  
5-15, 1981

Personally appeared the above named Robert D. Axel and Karla J. Axel

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

Before me: [Signature]  
(OFFICIAL SEAL) Notary Public for Oregon Wyoming  
My commission expires: 8-20-84

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank P. & Maxine Wysup  
4619 Hope Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
26th day of May, 1981,  
at 1:38 o'clock P.M., and recorded  
in book/reel/volume No. M81 on  
page 9267 or as document/fee/file/  
instrument/microfilm No. 99973,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk  
NAME TITLE

By Debra J. Jansen Deputy  
NAME

Fee \$3.50

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