

FRONTIER

46

WARRANTY DEED

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9398

KNOW ALL MEN BY THESE PRESENTS, That EDWARD D. LUOMA and EILEEN M. LUOMA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. NIELSON and BELINDA K. NIELSON, 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:

Lot 2, Block 2, FIRST ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

Regulations of South Suburban Sanitary District. Restrictions as shown on the recorded plat and the Dedication of Winema Gardens, 1st Addition. Mortgage in faovr of the State of Oregon, represented and acting by the Director of Veterans Affairs. recorded October 26, 1972 in Volume M72, page 12440, Klamath County Microfilm Records, which the Grantees herein agree to assume and pay according to the terms contained therein. Trust Deed in favor of John M. Yarbrough and Carol A. Yarbrough, husband and wife, Beneficiaries, recorded November 30, 1978 in Volume M78, page 27002, 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 herein and apparent upon the land,

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 \$ 52,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th 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)

Edward D. Luoma
Eileen M. Luoma

STATE OF OREGON,
County of Klamath } ss.
May 27, 1981

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named Edward D. Luoma, and Eileen M. Luoma

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

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

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Ronald L. & Belinda K. Nielsen
1712 Chinchula Way
Klamath Falls, Ore. 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 instrument was received for record on the 27th day of May, 1981, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M81 on page 9398 or as document/fee/file/instrument/microfilm No. 46. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Debra Jany Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE