



FRONTIER
WARRANTY DEED

154

WARRANTY DEED

Vol. M81 Page 9590

KNOW ALL MEN BY THESE PRESENTS, That JOEL L. JAKABOSKY and SUSAN K. JAKABOSKY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY J. HUNZIKER

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 4 in Block 4 as shown on the map entitled "PLAT OF SECOND ADDITION TO ALTAMONT ACRES" filed in the office of the County Clerk, Klamath County, State of Oregon, EXCEPTING THEREFROM that portion thereof which lies within Bisbee Street as it now exists.

SUBJECT TO: 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. 2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3) Reservations as set forth in that certain instrument recorded February 23, 1933 in Deed Volume 99, Page 436, Klamath County Records. 4) Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$22,000.00, dated March 22, 1976, recorded March 22, 1976 in Vol. M76, Page 4048, Joel L. Jakabosky and Susan K. Jakabosky, husband and wife, Grantor, William Ganong, Jr., Trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, Beneficiary.

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 those apparent on 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 \$ 46,000.00

~~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 29th 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,) ss.
 County of Klamath
 May 29th, 1981

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 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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-6-84

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary J. Hunziker

4305 Bisbee

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of May, 1981, at 3:27 o'clock P.M., and recorded in book/reel/volume No. M81 on page 9590 or as document/fee/file/instrument/microfilm No. 154, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra K. Janga Deputy

Fee \$3.50

81 MAY 29 PM 3 27