

1-1-74

291

WARRANTY DEED

Vol. M81 Page 9829KNOW ALL MEN BY THESE PRESENTS, That WALTER E. WAGNER and ELEANOR A. WAGNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARVEY H. RUTAN and LONICE B. RUTAN, husband and wife, with right of survivorship, hereinafter called 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 51 Block 15 Klamath Falls Forest Estates  
Highway 66 Unit, Flat No. 1, as recorded in  
Klamath County, Oregon

(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

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 \$ 5000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 5000.00 and the balance of the consideration paid for this transfer, stated in terms of dollars, is \$ 0.00 (The sentence between the symbols ①, 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 2nd day of June, 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 KlamathJune 2, 1981

Personally appeared the above named  
Walter E. Wagner and Eleanor A. Wagner

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

Before me:  
Renee S. Whitis  
(OFFICIAL SEAL)  
Notary Public for Oregon

My commission expires: 2-5-85

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Walter E. Wagner and Eleanor A. Wagner  
P O Box 162

Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

Harvey H. Rutan and Lonice B. Rutan

15748 Stare St.

Sepulveda, Ca 91343

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harvey H. Rutan and Lonice B. Rutan

15748 Stare St.

Sepulveda, Ca 91343

NAME, ADDRESS, ZIP

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

Harvey H. Rutan and Lonice B. Rutan

15748 Stare St.

Sepulveda, Ca 91343

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 2nd day of June, 1981, at 3:05 o'clock P.M., and recorded in book/reel/volume No. M81 on page 9829 or as document/fee/file/instrument/microfilm No. 291, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra J. Jantz Deputy

Fee \$3.50

JUL 2 PM 3 05