

1-1-74

401

SPECIAL WARRANTY DEED

Vol. M81 Page 10039

KNOW ALL MEN BY THESE PRESENTS, That

Peggy L. Mayfield

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael A. Neumeier

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1, Block 10, of SUN FOREST ESTATES, Tract 1060, Klamath County, Oregon.

SUBJECT TO easements, conditions, restrictions, and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2195.00

~~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 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 19th 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)

Peggy L. Mayfield  
Peggy L. Mayfield

STATE OF OREGON,

County of Umatilla ss.May 19, 1981

Personally appeared the above named

Peggy L. Mayfield

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Chen Miller

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-12-83

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 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)

Notary Public for Oregon

My commission expires:

Peggy L. Mayfield

GRANTOR'S NAME AND ADDRESS

Michael A. Neumeier  
1705 Mt. Carmel Rd,  
Parkton, MD 21120

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mortgage Bancorporation #5650  
PO Box 230,  
Salem OR 97308 Attn: Lori  
NAME, ADDRESS, ZIP

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

Michael A. Neumeier  
as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of June, 1981, at 2:20 o'clock PM., and recorded in book/reel/volume No. M81 on page 10039 or as document/fee/file/instrument/microfilm No. 404. Record of Deeds said county.

Witness my hand and seal of County affixed.

Evelyn Biehn county Clerk  
NAME TITLE

By Debra C. Jensen Deputy  
NAME

Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

20  
3  
4  
MAY 18 1981