

1080

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That OWENS DEVELOPMENT CO., an Oregon Corpora-

tion, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. BRUCE OWENS and E. MARIE OWENS, 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 20 in Block 2 of Tract 1145, Nob Hill Replat, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations and restrictions contained in the dedication of Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Ad-

dition and Eldorado Heights; Conditions and restrictions of Nob Hill Subdivision, Tract 1145, recorded April 18, 1978, in Volume M78, page 7560, as amended by instrument re- corded August 13, 1980, in Vol. M80, page 15313, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

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 those above set forth,

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 \$ and that 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 19th day of June, 19 81; 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 } ss. 19

Personally appeared the above named

and acknowledged the foregoing instru- ment to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

OWENS DEVELOPMENT CO.
By J. Bruce Owens President
By Marie Owens Secretary

STATE OF OREGON, County of Klamath June 19 81) ss.

Personally appeared J. Bruce Owens and E. Marie Owens, 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 Owens Develop-

ment Co. 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: Donald Bert Shumilov
Notary Public for Oregon
My commission expires: 3/20/85

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS & L

NAME, ADDRESS, ZIP

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

Klamath First Federal
Box
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.

I certify that the within instru- ment was received for record on the 19th day of June, 19 81, at 12:08 o'clock P. M., and recorded in book/reel/volume No. M81 on page 1102 or as document/fee/file/ instrument/microfilm No. 1080 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Debra A. Janoff Deputy

Fee \$3.50