

1-1-74

## WARRANTY DEED

Vol. 1781 Page 12146

KNOW ALL MEN BY THESE PRESENTS, That..... JOANNE K. DOTSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD JAMES BIGGIE and DONALD JOSEPH BIGGIE, as Tenants in Common, 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:

to DONALD JAMES BIGGIE, Grantee, an undivided one-half interest, and to DONALD JOSEPH BIGGIE, Grantee, an undivided one-half interest in the following described real property, to-wit:

The North 50 feet of Lot 22 and the South 10 feet of Lot 23, TONATEE HOMES in the County of Klamath, State of Oregon.

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 \$ 36,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (and here insert what) (The sentence between the symbols "or" and "includes" should be deleted if not applicable.)

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 22 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 Klamath ) ss.  
June 10, 1981

Personally appeared the above named JOANNIE  
K. DOTSON

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

Before me: Donald Burt Kemulston  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3/20/85

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 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:

Joanne K. Dotson  
4261 Fargo  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Donald James & Donald Joseph Biggie  
321 No. 5th, No. 23  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

**After recording return to:**

KFFSQC  
SYOMAIN  
K.F.O.

NAME ADDRESS ZIP

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

SAME

NAME ADDRESS ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of July, 19 81 at 11:01 o'clock AM., and recorded in book/reel/volume No. M81 on page 12146 or as document/fee/file/instrument/microfilm No. 1739.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

..... Evelyn Biehn ..... County Clerk .....  
NAME TITLE  
By Bernetha A. Letcho Deputy

Fee \$3.50