

1999

WARRANTY DEED (INDIVIDUAL) Vol. 781 Page 12574

BERNARD J. LUNDBERG

JAMES S. ZBINDEN and CHRIS C. ZBINDEN

_____ , hereinafter called grantor, convey(s) to
 of Klamath _____, State of Oregon, described as:

The Southeasterly 48 feet of Lot 2, and the Northwesterly 8 feet of vacated alley
 adjoining Lot 2, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County
 of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
 as listed on attached "Exhibit A" which is be this reference made a part hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,800.00 . * However, the actual
 **consideration consists of or includes other property or value given or promised which is
 the whole consideration.

Dated this 2nd day of July , 1981 .

Bernard J. Lundberg
 BERNARD J. LUNDBERG

STATE OF OREGON, County of Klamath) ss.

On this 2nd day of July , 19 81 personally appeared the above named
Bernard J. Lundberg and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:

Julie
 Notary Public for Oregon

My commission expires: 2/4/86

* The dollar amount should include cash plus all encumbrances existing against the property to which the
 property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration
 consists of or includes other property or value given or promised which is part of the/the whole
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Lundberg

TO

Zbinden

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record
 on the _____ day of _____, 19____,
 at _____ o'clock _____ M. and recorded in book _____
 on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Deputy

After Recording Return to:
 Transamerica Title Insurance Co.
 600 Main Street
 Klamath Falls, OR 97601
 Attn: Julie
 Send Tax Statements to:
 Same as now listed

12575

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Unrecorded contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof

Dated : May 13, 1974
Vendor : Bernard J. Lundberg
Vendee : Raymond G. DeBellis
as disclosed by : Instrument recorded April 29, 1976, Book M-76, Page 6370

3. Contract, including the terms and provisions thereof

Dated : April 23, 1976
Recorded : April 29, 1976 Book: M-76 Page: 6370
Vendor : Raymond G. DeBellis
Vendee : Mickey D. Cummings and Ester J. Cummings, husband and wife

The vendees interest in said contract was acquired by instrument

Dated : June 23, 1981
Recorded : June 23, 1981 Book: M-81 Page: 11353
To : Michael I. Smirnov and Bruce L. Willard, Jr., each as to an undivided one-half interest

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 \$11,000.00

Dated : June 23, 1981
Recorded : June 23, 1981 Book: M-81 Page: 11354
Trustor : Bruce L. Willard, Jr. and Michael I. Smirnov
Trustee : Mountain Title Company
Beneficiary : Mickey D. Cummings and Ester J. Cummings, husband and wife

5. Taxes for the year 1980-81 payable in the amount of \$256.01, plus interest. (CODE 1 MAP 3617 TL 41)

Taxes for the year 1979-80 delinquent in the amount of \$192.44, plus interest. (CODE 1 MAP 3617 TL 41)

Taxes for the year 1978-79 delinquent in the amount of \$190.98, plus interest. (CODE 1 MAP 3617 TL 41)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title co.

this 13 day of July A.D. 19 81 at 3:33 o'clock P.M., and

duly recorded in Vol. MS1, of Deeds on page 12574

By EVLYN BIEHN, County Clerk
Reinetha D. Letoch

Fee \$7.00