

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CRAIG JAY LONG and CLAUDIA JANE LONG, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife, 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:

TRACT 43 of HOMEDALE, Klamath County, Oregon.

SUBJECT TO: 1) 1981-82 taxes, a lien in an amount to be determined, but not yet payable. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District. 3) Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 4) Reservations and restrictions, including the terms and provisions thereof, contained in deed recorded December 11, 1942 in Volume 151, Page 517, Klamath County Deed Records. 5) 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 \$13,500.00, dated June 25, 1971, recorded June 29, 1971 in Volume M71, Page 6761, Klamath County Microfilm Records, Marshall H. Ysen and Tekla J. Ysen, husband and wife, Grantor, Transamerica Title Insurance Co., a California Corporation, as Trustee for the Beneficiary, Equitable Savings and Loan Association, an Oregon corporation, which Grantees herein assume and (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) agree to pay.

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 as set forth above and those apparent on the land

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 \$ 27,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols \circledast , 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 20th day of July, 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)

Craig Jay Long

Claudia Jane Long
Claudia Jane Long

STATE OF OREGON,)
County of Klamath) ss.
July 20, 1981

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 _____

Personally appeared the above named Craig Jay Long and Claudia Jane Long

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

_____, 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

(OFFICIAL SEAL)

My commission expires:

5-6-84

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank M. & Barrie G. Pedersen
436 Delta Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of July, 1981, at 10:04 o'clock AM, and recorded in book/reel/volume No. MB1 on page 12979 or as document/fee/file/instrument/microfilm No. 2259, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Bernard D. Letch Deputy

Fee \$3.50