

**FRONTIER**

**2434**

WARRANTY DEED

Vol. m 81 Page 13255

BEFORE ALL MEN BY THESE PRESENTS, That MICHAEL J. CLUMECK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSAN TERESA WHITLATCH, a single woman, 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:  
Lot 8 Block 48, as shown on the map entitled "FIRST ADDITION TO THE CITY OF KLAMATH FALLS", filed in the Recorder's office in the County of Klamath, State of Oregon.

SUBJECT TO: 1) 1981-82 taxes, a lien in an amount to be determined, but not yet payable. 2) Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may provided therein, given to secure the payment of \$27,200.00, dated April 3, 1979, recorded April 3, 1979 in Volume M79, Page 7334, Klamath County Microfilm Records, Michael J. Clumeck, Grantor, William Sisemore, Trustee for the Beneficiary, Klamath First Federal Savings and Loan Association, which Grantee herein assumes and agrees to pay.

(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

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 \$ 34,000.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which)~~ (1) This 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 23rd day of July, 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.

Michael J. Clumeck  
Michael J. Clumeck

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
July 23, 19 81

Personally appeared, the above named Michael J. Clumeck

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

Before me, Carol A. Stues  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 5-6-84

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: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

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|--|
| GRANTOR'S NAME AND ADDRESS   |
| GRANTEE'S NAME AND ADDRESS   |
| After recording return to:<br><u>Susan Teresa Whitlatch</u><br><u>319 Washington Street</u><br><u>Klamath Falls, OR 97601</u><br>NAME, ADDRESS, ZIP    |
| Until a change is requested all tax statements shall be sent to the following address:<br><u>Klamath First Federal #04-41776</u><br>NAME, ADDRESS, ZIP |

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.  
I certify that the within instrument was received for record on the 24th day of July, 19 81, at 2:53 o'clock A.M., and recorded in book/real/volume No. M81 on page 13255 or as document/fee/file/instrument/microfilm No. 2434, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn County Clerk  
NAME TITLE  
By Barbara A. Letcher Deputy

Fee \$3.50

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