

4134

MTC-10590-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILMA SUE JANTVOLD CHRISTIANSON who took title as WILMA SUE JANTVOLD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK E. HINCHEE

, 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:

Commencing at a point 1564 feet East and 100 feet South of the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence East 140 feet; thence South 50 feet; thence West 140 feet; thence North 50 feet to the point of beginning, being a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the S $\frac{1}{2}$ of the following described tract of land: Beginning 1564 feet East and 50 feet South of the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence 50 feet South; thence East 160 feet; thence North 50 feet; thence 160 feet West to the place of beginning.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 the whole consideration (The sentence between the symbols \odot , 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 9th day of September, 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, } ss.
County of Klamath
September 9, 19 81

Personally appeared the above named
KAREN KENT as attorney-in-fact for
WILMA SUE JANTVOLD CHRISTIANSON

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

Before me:
(OFFICIAL SEAL)
Christi L. Garrison
Notary Public for Oregon
My commission expires: 6/19/83

KAREN KENT as attorney-in-fact for WILMA SUE JANTVOLD CHRISTIANSON

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19 _____

_____ and
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: _____

Ms. Wilma Sue Jantvold Christianson
P.O. Box 293
St. Louis, Minnesota 55773
Parkville
GRANTOR'S NAME AND ADDRESS
Mr. Mark E. Hinchee
1019 Laurel Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By _____ Recording Officer

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

16014

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 21, 1974

Recorded: February 22, 1974

Volume: M74, page 2683, Microfilm Records of Klamath County, Oregon

Amount: \$13,500.00

Grantor: Wilma Sue Jantvold, a single woman

Trustee: Transamerica Title Insurance Co.

Beneficiary: United States National Bank of Oregon

The beneficial interest under said Trust Deed was assigned by instrument,

Dated: March 18, 1974

Recorded: March 30, 1974

Volume: M74, page 3600, Microfilm Records of Klamath County, Oregon

To: Commerce Mortgage Company

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of September A.D. 1981 at 3:07 o'clock P.M., and

duly recorded in Vol. M81, of Deeds on Page 16013

EVELYN BIEHN, County Clerk

By

Fee \$8.00

deputy

