

4608

MTC-10074-K

WARRANTY DEED

Vol 11-81 Page 16776

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. ORE and HERDIS E. ORE,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDY L. BEDNAR and JACKIE L. BEDNAR, 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:

The Easterly 90 feet of the Westerly 180 feet of Lot 18, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1981-1982 Real Property Taxes a lien, not yet due and payable; assessments, if any, due to the City of Klamath Falls for water use; the premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District; the premises herein described are within and subject to the statutory powers of Klamath Irrigation District; reservations and restrictions as contained in Deed recorded November 24, 1931, Volume 96, page 314, Deed Records of Klamath County, Oregon; and Agreement for Easement, created by instrument, including the terms and provisions thereof, dated: March, 1981, recorded: March 18, 1981, Volume M81, page 4952, Microfilm Records of Klamath County, Oregon, re-recorded: September 11, 1981, Volume M81, page 16146, Microfilm Records of Klamath County, Oregon, In favor of: Robert W. Ore and Herdis E. Ore.

(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 above 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 \$ 16,685.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration hereby acknowledged. (The sentence between the symbols ©, 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 18th day of September, 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)

Robert W. Ore
ROBERT W. ORE

Herdis E. Ore
HERDIS E. ORE

STATE OF OREGON,

County of Klamath

September 18, 1981

STATE OF OREGON, County of _____) ss.

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 be-
half 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. & Mrs. Robert W. Ore

4633 Larry Place
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Randy L. Bednar

3520 Laverne
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,

County of Klamath

I certify that the within instru-
ment was received for record on the
21st day of September, 1981,
at 9:54 o'clock A.M., and recorded
in book M81 on page 16776 or as
file/reel number 4608

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

Recording Officer

By _____ Deputy

Fee \$4.00