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K. 34902

5413

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
GLENN CONANT AND ALINE CONANT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RALPH G. DION AND SANDRA K. DION, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 27 in Block 48 of 4th Addition to Nimrod River Park, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon:

SUBJECT TO: Reservations, restrictions, rights of way of record and those
apparent upon the land; Assessments, rules, regulations of Special Road
District Nimrod Park. AND
TRUST DEED, including the terms and provisions thereof, executed by Glenn
Conant et ux, grantors to Klamath County Title Co., as trustee for Fidelity
Mortgage Company, Inc., as beneficiary, dated October 20, 1979 recorded Dec-
ember 12, 1979 in Vol M79 page 28552, Klamath County records, WHICH SAID
TRUST DEED, Grantees herein agree to assume and pay according to its terms.
And taxes for 1981-82 which are now a lien, but not yet due and payable.

(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
above.

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 \$ 4400.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (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 9 day of October, 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,
attach corporate seal)

Glenn Conant

Aline Conant

STATE OF CALIF.,

County of Ventura }
October 19 81.

STATE OF OREGON, County of } ss.

Personally appeared 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 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)

Notary Public for CALIF.
My commission expires: 2-12-83

Notary Public for Oregon
My commission expires:

Personally appeared the above named
Glenn Conant and Aline Conant

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for CALIF.
My commission expires: 2-12-83

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
14th day of Oct., 19 81,
at 1:52 o'clock P.M., and recorded
in book/reel/volume No. M-81 on
page 18039 or as document/fee/f-1/
instrument/microfilm No. 5413
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clk.

TITLE

Deputy

Fee \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
3032 So Jackson St.
Oxnard, CA 93033

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE