

5892

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Delores M. Polich (Smith) 4750 Sumac, Klamath Falls, Oregon 97601 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Oscar Eiteneier 1802 Kimberly, Klamath Falls, Oregon 97601, 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:

Southerly 17 feet of Lot 31, all of Lot 30, Northerly 19 feet of Lot 29, all in Block 17 Eldorado Heights, commonly known as 1911 Eldorado, Klamath Falls, Oregon.

Subject, however, to the following:

1. Taxes for the year 1980-81 which are now a lien but not yet payable as of the date of this deed.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Eldorado Heights.

(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 noted of record as of the date 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 \$56,000.00. 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 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 25 day of August, 1980; 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)

Delores M. Polich (Smith)
Delores M. Polich (Smith)

STATE OF OREGON,

County of Klamath } ss.
August 25, 1980

Personally appeared the above named
Delores M. Polich (Smith)

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

(OFFICIAL SEAL)

Before me:

DOMNA K. MATESON

Notary Public for Oregon

My commission expires 12/1/84

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 _____

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)

Delores M. Polich
4750 Sumac,
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Oscar Eiteneier
1802 Kimberly
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Oscar Eiteneier
1911 Eldorado
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of October, 1981, at 3:50 o'clock P.M., and recorded in book/reel/volume No. M81 on page 18858 or as document/fee/file/instrument/microfilm No. 5892, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

Deputy

Fee \$4.00