

L-404-42003

MT-19840

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

7141

WARRANTY DEED

STEVENS-NEISS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That Helen Mueller

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jon Putman and Julie Putman, Husband and Wife, 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:

Beginning at the Northeastly corner of Lot 11, Block 40, FIRST ADDITION to Klamath Falls, Oregon same being on the Westerly line of Third Street; thence Southerly 55 feet along the Easterly boundary of said Lot 11, Block 40; thence Westerly and parallel with Jefferson Street 106 feet to the most Easterly boundary of Lot 8, Block 9, EWAUNA HEIGHTS ADDITION to Klamath Falls, Oregon; thence Northerly along the Easterly boundary of said Lot 8, Block 9, 55 feet to the Northeastly corner of said Lot 8, Block 9; thence Easterly and parallel with Jefferson Street 106 feet to the place of beginning, being the Northerly portion of Lot 11, Block 40, FIRST ADDITION to Klamath Falls, Oregon and the Northerly portion of Lot 10, Block 9, EWAUNA HEIGHTS ADDITION to Klamath Falls, Oregon and the Northerly  $\frac{1}{2}$  of Lot 9, Block 9, EWAUNA HEIGHTS ADDITION to Klamath Falls, Oregon, as shown by recorded plats thereof, recorded in the records of Klamath County, Oregon.

Subject to: 1. Sewer and water use charges, if any, due to the City of Klamath Falls. 2. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

(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

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 \$45,300.00

~~Whereas the consideration for this transfer, stated in terms of dollars, is \$45,300.00~~ (The sentence between the symbols  $\Phi$ , 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 day of November, 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)

STATE OF OREGON,  
County of Klamath ) ss.  
DEC. 3, 1981

Personally appeared the above named  
Jon Putman and Julie Putman

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 11-12-82

STATE OF OREGON, County of ) ss.  
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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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
SHASTA BRANCH  
KLAMATH FIRST FEDERAL SAVINGS  
& LOAN ASSOCIATION  
2500 SOUTH 3rd Street  
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 4 day of December, 1981, at 3:46 o'clock P.M., and recorded in book M 81 on page 20958 or as file/reel number 7141. Record of Deeds of said county.

Witness my hand and seal of County attixed.

Evelyn Biehn County Clerk  
By [Signature] Recording Officer  
Fee \$4.00 Deputy