

1-1-74

8872

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. KELTNER

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRIET A. WORDEN

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:

Lots 18 and 19, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## SUBJECT TO THE FOLLOWING:

Trust Deed and Note at Klamath First Federal Savings and Loan Association, between GENE R. LAMBERT and BARBARA J. LAMBERT, husband and wife, as Grantors, and Klamath First Federal Savings and Loan Association as Beneficiary, to secure the amount of \$ 18,696, recorded in Klamath County Deed Records in Vol. M-77 page no. 18696. And Second Trust Deed, dated the 2nd day of July, 1979, between JAMES L. KELTNER, as Grantor, TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee, and GENE R. LAMBERT and BARBARA J. LAMBERT, as Beneficiary, to secure the amount of \$13,500.00, recorded in Vol M-79, page 15755, which Grantee hereby agrees to assume Second Trust Deed and is held harmless from the First Trust Deed.

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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land, and those stated 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 \$ 13,212.16

~~XXXXXX THE ABOVE CONSIDERATION XXXXX INCLUDES THE XXXXX OR WELSH GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION XXXXX 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 30 day of December, 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)

*James L. Keltner*

STATE OF OREGON, }  
County of Klamath } ss.  
December 30, 19 81.

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 \_\_\_\_\_

\_\_\_\_\_, 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: \_\_\_\_\_

Personally appeared the above named  
JAMES L. KELTNER

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 4/28/85

James L. Keltner  
625 Roseway Drive  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Harriet A. Worden  
1715 Main Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Harriet A. Worden  
1715 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Harriet A. Worden  
1715 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 4 day of February, 19 82, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M 82 on page 1447 or as document/fee/file/instrument/microfilm No. 8872, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *James M. Elmer* Deputy  
Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE