

10033

WARRANTY DEED

Vol. M82 Page 3326

KNOW ALL MEN BY THESE PRESENTS, That
TAMRA V. RICKBEIL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. A. Carey and Bette Carey, 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 East 15 feet of Lot 18 and all of Lots 19 and 20 and the West 17.5 feet of Lot 21, all in Block 13 of Mountain View Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to Trust Deed, including the terms and provisions thereof, given by Tamra V. Rickbeil, grantor to Mountain Title Co., as trustee for First National Bank of Oregon, a corp. dated October 14, 1976, recorded October 14, 1976 in Vol M76 page 16277, Klamath County Records, WHICH SAID TRUST DEED, Grantees herein agree to assume and pay according to its terms; Assessments and charges of the City of Klamath Falls for monthly water/sewer service; Reservations, restrictions, rights of way of record and those apparent upon the land.

(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.

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 \$ 125,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 16 day of March, 19 82 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

March 16, 19 82

Personally appeared the above named

Tamra V. Rickbeil

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

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 _____

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:

Tamra V. Rickbeil

731 Main
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. E. A. Carey
1959 Park Ave., K. Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
1959 Park Ave.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17 day of March, 19 82, at 1:33 o'clock P.M., and recorded in book/reel/volume No. M82 on page 3326 or as document/fee/file/instrument/microfilm No. 10033, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

TITLE

By _____ Deputy

Fee \$4.00