

11083

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 Ronald B. Knopp and Aletha M. Knopp
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Patrick J. Juhl and Christine M. Juhl, 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 25 in Block 5 of Second Addition to Winema Gardens, 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; Rules, regulations and assessments of South
 Suburban Sanitary District and City of Klamath Falls for monthly water
 and/or sewer service. AND Mortgage, including the terms and provisions
 thereof, executed by Ronald B. Knopp et ux to the State of Oregon, re-
 presented and acting by the Director of Veterans' Affairs, dated August 23,
 1979, recorded August 23, 1979 in Vol. M79 page 20100, records of Klamath
 County, Oregon, WHICH SAID MORTGAGE, Grantees herein agree to assume and
 pay according to its terms.

(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 \$ 65,000.00.
 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 21 day of April, 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 Multnomah } ss.
April 13, 19 82.

Personally appeared the above named
 Ronald B. Knopp and
 Aletha M. Knopp

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

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 6/25/83

STATE OF OREGON, County of Multnomah } ss.

April 13, 19 82
 Personally appeared Ronald B. Knopp and
 Aletha M. Knopp 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 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 Oregon

My commission expires:

Mr. and Mrs. Ronald B. Knopp
 2412 S. E. 40th
 Portland, OR 97214

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Patrick J. Juhl
 6485 Bryant
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Buyers

6485 Bryant
 Klamath Falls, Oregon 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 instru-
 ment was received for record on the
 21 day of April, 19 82
 at 2:13 o'clock P.M., and recorded
 in book/reel/volume No. M 82 on
 page 4931 or as document/fee/file/
 instrument/microfilm No. 11083,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn County Clerk
 NAME TITLE

By Joyce McNeese Deputy
 Fee \$4.00

SPACE RESERVED
 FOR
 RECORDER'S USE