

11352

WARRANTY DEED

Page 5351

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM P. BREITHAUPT and MARILYN A. BREITHAUPT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD E. QUINE and GERTRUDE E. QUINE, 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:

Lot 1, Block 99, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 stated on the reverse side 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 \$ 37,200.00. However, the actual consideration paid for this transfer includes other value given or promised which the parties have agreed to state in this deed. 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 30th day of April, 1982; 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, ss.  
County of Klamath  
April 30, 1982

Personally appeared the above named WILLIAM P. BREITHAUPT and MARILYN A. BREITHAUPT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires: 6/19/83

William P. Breithaupt  
WILLIAM P. BREITHAUPT  
Marilyn A. Breithaupt  
MARILYN A. BREITHAUPT  
STATE OF OREGON, County of ss.  
Personally appeared 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:

Mr. & Mrs. William P. Breithaupt  
3405 Patterson  
K. Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Floyd E. Quine  
2779 Landscape Drive  
San Diego, CA 92139  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By Recording Officer  
Deputy



## SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. City Lien in favor of the City of Klamath Falls.  
Improvement Unit: 268, Card 19  
Docketed: March 23, 1981  
Original Amount: \$4,077.88  
Unpaid Balance: \$3,670.08, plus interest, if any

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described City Lien. *X429 Xgfe*

3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 29, 1976

Recorded: April 30, 1976

Volume: M76, page 6428, Microfilm Records of Klamath County, Oregon

Amount: \$16,000.00

Grantor: Ronnie T. Hopson and Patricia M. Hopson, husband and wife, and George T. Fortin and Party A. Fortin, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed. *X429 Xgfe*

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 7, 1979

Recorded: May 8, 1979

Volume: M79, page 10442, Microfilm Records of Klamath County, Oregon

Amount: \$13,417.42

Grantor: William P. Breithaupt and Marilyn A. Breithaupt, husband and wife

Trustee: Transamerica Title Insurance Company

Beneficiary: Delores J. Scanlon

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed. *X429 Xgfe*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~register~~ *12:40*

this 30 day of April A.D. 19 82 at 12:40 o'clock P.M., and

duly recorded in Vol. 82 of Deeds on Page 5351

Fee \$8.00

EVELYN BIRN, County Clerk

By *Joyce McQuinn*