

19898

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That STIG LARSSON and LIS A. LARSSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TAMRA RICKBEIL, 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:

All of Lot 1, Block 2, Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, EXCEPTING the Southerly 175.00 feet, ALSO SAVING AND EXCEPTING THEREFROM the following described tract of land situated in Lot 1, Block 2, Tract 1080, Washburn Park, more particularly described as follows:

Beginning at a point on the East line of said Lot 1, said point being North 00°04'50" East 175.00 feet from the Southeast corner of said Lot 1; thence North 00°04'50" East, along said East line, 175.00 feet; thence North 89°55'10" West parallel to the South line of said Lot 1, 250.00 feet; thence South 00°04'50" West 175.00 feet; thence South 89°55'10" East 250.00 feet to the point of beginning.

(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 stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 106,814.39

~~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 ^①, 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 18th day of MARCH, 1980; 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)

STIG LARSSON

LIS A. LARSSON

STATE OF OREGON, County of

) ss.

STATE OF OREGON,

County of Klamath
March 18, 1980

) ss.

Personally appeared

and

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/2/82

Notary Public for Oregon

My commission expires:

STIG LARSSON AND LIS A. LARSSON

GRANTOR'S NAME AND ADDRESS

TAMRA RICKBEIL
637 Main Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

H. F. SMITH
ATTORNEY AT LAW
540 500 MAIN STREET
KLAMATH FALLS, OREGON

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

TAMRA RICKBEIL
637 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 27 day of Jan, 1983, at 3:25 o'clock P.M., and recorded in book reel volume No. M83 on page 1462 or as document fee file/instrument/microfilm No. 19898, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Diehn County Clerk

By Joya M. Shue Deputy
Fee \$14.00