

21840

MTC 12198-K

WARRANTY DEED

Page 1622

KNOW ALL MEN BY THESE PRESENTS, That ROBERT MC EWEN and KATHY F. BURKE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER A. RUDOLPH and NANCY L. RUDOLPH, 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 Northeasterly 50 feet of Lots 9 and 10, Block 5, HILLSIDE 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 -

## MOUNTAIN TITLE COMPANY INC.

(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

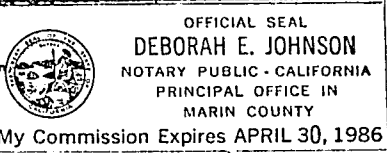
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000.00

~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF THE INDEMNITY FOR THE VALUE GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION KNOWN TO BOTH PARTIES.~~ (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 22nd day of March, 1983; 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 MARIN, ss. March 22, 1983.

Personally appeared the above named KATHY F. BURKE and ROBERT MC EWEN, husband and wife who proved to me on the basis of satisfactory evidence and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Deborah E. Johnson  
Notary Public for Oregon CALIFORNIA  
My commission expires: 4-30-86

X Robert McEwen  
ROBERT MC EWEN  
X Kathy F. Burke  
KATHY F. BURKE ) ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_ 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:

Kathy F. Burke and Robert McEwen  
217 Laurel Place #3  
San Rafael, CA 94901  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Roger A. Rudolph  
1919 Lowell St.  
Klamath Falls, OR 97601  
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. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed from R. M. Butler, et ux to LeRoy Erdmann and Flora S. Erdmann, recorded April 7, 1937, in Book 108, page 351, Deed Records of Klamath County, Oregon.
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: June 5, 1979

Recorded: June 8, 1979

Volume: M79, page 13563, Microfilm Records of Klamath County, Oregon

Amount: \$30,400.00

Grantor: Kathy F. Burke and Robert McEwen, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings & Loan Association

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 29th day of March A.D. 1983 at 3:24 o'clock P.M. and

duly recorded in Vol. M83, of Deeds on a 4622

By EVLYN BIEHN, County Clerk

Fee \$8.00