

23712

MTC 12348K WARRANTY DEED

Vol. 123 Page 7868

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS J. PRATT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ESTHER STAAEL, a single person, 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:

Beginning at an iron pin on the Northerly right of way line of Harlan Drive, which lies North 43° 30' West, along the Northerly right of way line of Harlan Drive a distance of 274 feet from the iron pin which marks the Southeast corner of TRACT 26 of HOMEDALE, Klamath County, Oregon, and running thence; continuing North 43° 30' West along the Northerly right of way line of Harlan Drive a distance of 112.2 feet to an iron pin; thence North 46° 30' East a distance of 120 feet to an iron pin; thence South 55° 41' East a distance of 114.8 feet to an iron pin; thence South 46° 30' West a distance of 144.2 feet, more or less, to the point of beginning, said tract being a portion of TRACT 26 of HOMEDALE, Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

- 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 \$40,000.00

THE WHOLE CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$40,000.00. (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 20th day of May, 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 Klamath, ss.  
May 20, 1983.

Personally appeared the above named  
DOUGLAS J. PRATT

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of \_\_\_\_\_, ss.  
\_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_

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. Douglas J. Pratt

1815 Carlson Drive  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Esther Staael

5309 Harlan  
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,

County of \_\_\_\_\_

I certify that the within instru-  
ment 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.

Recording Officer  
Deputy

By \_\_\_\_\_

- continued from the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
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: July 8, 1977

Recorded: July 11, 1977

Volume: M77, page 12196, Microfilm Records of Klamath County, Oregon

Amount: \$22,400.00

Grantor: Douglas John Pratt and Joanne Louise Pratt, husband and wife

Trustee: William L. Sisemore

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

The beneficial interest under said Trust Deed was assigned by instrument, Dated: September 28, 1981

Recorded: September 28, 1981

Volume: M81, page 17273, Microfilm Records of Klamath County, Oregon

To: Jackson County Federal Savings and 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 20th day of May A.D. 19 83 at 8:47 o'clock A.M., and  
duly recorded in Vol. M83, of 0 deeds on a 7868

8.00 fee

By EVELYN BIEHN, Clerk