

MOUNTAIN TITLE COMPANY INC.

23963

MTL 12339-L

WARRANTY DEED

Vol. 1483 Page 3296

KNOW ALL MEN BY THESE PRESENTS, That

Ralph R. Opp and Joan K. Opp, as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Ronald L. Ames, and Kathleen A. Ames, 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:

The W $\frac{1}{2}$ of Lots 23 and 24, Block 2, FIRST ADDITION TO ALTAMONT ACRES
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 set forth on the reverse of this deed, or those apparent upon the land,
if any, as of the date of this deed.

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 \$35,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole 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 26th 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

5/26, 1983

Personally appeared the above named
Ralph R. Opp and Joan K. Opp

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

(OFFICIAL
SEAL)

Before me:
Notary Public for Oregon

My commission expires: 7/13/85

Ralph R. Opp and Joan Opp

GRANTOR'S NAME AND ADDRESS

Ronald L. Ames
3317 Boardman
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

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.

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

8297

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. Reservations, restrictions and easements as contained in Deed recorded June 29, 1926 in Volume 73, page 62 and recorded July 7, 1926 in Vol. 73, page 84 Deed Records of Klamath County Oregon.
4. Mortgage including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: November 30, 1976

Recorded: December 1, 1976

Volume: M76, page 19282, Microfilm Records of Klamath County, Oregon

Amount: \$22,800.00

Mortgagor: Ralph R. Opp and Joan K. Opp, Husband and Wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans Affairs.
Said mortgage buyer agrees to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 27th day of May A.D. 19 83 at 9:20 o'clock A
duly recorded in Vol. M83, of deeds on p. 8296

8.00 fee

By EVELYN BIEHN, County Clerk