

24589

MTC 12441-L

WARRANTY DEED

Vol. 1483 Page 9321

## KNOW ALL MEN BY THESE PRESENTS, That

James W. Allen and Sharon S. Allen, Husband and Wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 Jeffrey L. Klein and Margaret M. Klein, 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:

Lot 1 in Block 27, 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.

## 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.

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 \$ 58,000.00

~~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 92.030.)~~

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 15th day of June, 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)

James W. Allen

Sharon S. Allen

STATE OF OREGON,

County of Klamath  
 June 15, 1983

Personally appeared the above named  
 James W. Allen and  
 Sharon S. Allen

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

Before me:  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: 7-13-85

STATE OF OREGON, County of Klamath ) ss.

, 1983.

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:

James W. Allen and Sharon S. Allen

GRANTOR'S NAME AND ADDRESS

Jeffrey L. Klein and Margaret M. Klein  
 403 Pelican  
 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

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

Recording Officer

By

Deputy

SUBJECT TO:

9322

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. 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: September 17, 1979

Recorded: September 17, 1979

Volume: M79, page 22139, Microfilm Records of Klamath County, Oregon.

Amount: \$48,450.00

Mortgagor: James W. Allen and Sharon S. Allen, Husband and Wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans

Said Mortgage buyers agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 15th day of June A.D. 19 83 at 1:46 clock P M., and  
duly recorded in Vol. M 83, of Deeds on Page 9321

8.00 fee

By EVELYN BIEHN, County Clerk