

WARRANTY DEED

AND

ASSIGNMENT OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, That LEE MICHAEL CHEYNE and MARY EDNA CHEYNE, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by GENE H. BUNNELL and CATHIE R. BUNNELL, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2 in Block 304, DARROW 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.

Subject to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations, restrictions and easements as contained in Deed from Klamath Korporation, recorded March 15, 1929 in Volume 69, page 363, Deed Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$17,150.00. 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, and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 31st day of December, 1975, and recorded December 31, 1975, between Don John Karr and Jean T. Karr as Seller, and Charles R. Strohkirch and Sandra M. Strohkirch, as Buyer, for the sale and purchase of the above described real estate. The Vendee's interest in said Contract was assigned to Lee Michael Cheyne and Mary Edna Cheyne by instrument, dated July 25, 1980, recorded August 7, 1980. The Grantees hereby assume and agree to fulfill the conditions of said real estate contract and Grantors hereby covenant that

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there is now unpaid on the principal of said contract the sum of \$6,467.34, plus interest from June 3, 1983. The true consideration for this conveyance is \$10.00.

In Witness Whereof, the grantor has executed this instrument this 15th day of June, 1983.

Lee Michael Cheyne
LEE MICHAEL CHEYNE

Mary Edna Cheyne
MARY EDNA CHEYNE

STATE OF OREGON)
County of Klamath) ss.
June 15, 1983.

Personally appeared the above named Lee Michael Cheyne and Mary Edna Cheyne and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristi L. Garrison
NOTARY PUBLIC for Oregon
My Commission expires: 6/19/83

Grantor's name and address: Grantee's name and address:

Lee Michael Cheyne
Mary Edna Cheyne
1405 Lakeview
Klamath Falls, OR 97601

Gene H. Bunnell
Cathie R. Bunnell
2206 Kimberley Dr.
Klamath Falls, OR 97601

After recording return to:
MOUNTAIN TITLE CO.

~~Gene H. Bunnell~~
~~Cathie R. Bunnell~~

Mail tax statements to:

Gene H. Bunnell
Cathie R. Bunnell
Same as above

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was reserved received for record on the 15th day of June, 1983, at 2:36 o'clock for p. M., and recorded in book/reel/volume No. M83 on page 9329 or as document/fee/file/instrument/microfilm No. 24595 Record of Deeds of said country.

Evelyn Biehn County Clerk
Name Title

By Shu Lewis Deputy

Fee \$8.00