MOUNTAIN TITLE COMPANY INC. 0025 MTC 12527 WARRANTY DEED roi. <u>Mg3</u> Page10585 KNOW ALL MEN BY THESE PRESENTS, That RANDALL E. GRIFFITH and CONNIE M. GRIFFITH, husband and wife, as to an undivided 4 interest and SUSAN KAY GRIFFITH as to an undivided interest and SUSAN KAY GRIFFITH as to an undivided hereinalter called the grantor, for the consideration hereinafter stated, to grantor by SUSAN KAY BASILICATO 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: Lots 8 and 9, Block 10, 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, Gregon; TOGETHER WITH that portion of vacated Oregon Avenue adjoining the Northerly side of said Lot. LC continued on the reverse side of this deed MOUNTAIN TITLE COMPANY INC. 83 (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 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 \$8,000.00 MOUNTAIN TITLE STRUMENER XIDE XNOTONK CONSIDERRENOO COUSISEN XOD OX YOR HUDE X YOR RECORD STAX X NO CX DO RO OX DE YOR RECORD A STA the whole of the story of the sentence between the symbols 0, 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 24thday of June if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by (If executed by a corp-affix corporate seal) RANDALL E. GWIFFITH OMMU M. GRIFFITH COMPANY INC Y BASILCATTO aka STATE OF OREGONAS lusan a to Juser Ray GRIFF TH 11S AY Klamath STATE OF OREGON, County of County ol June 24 ... 19.83 Personally appeared :------0 -C) = and Personally appeared the above named RANDALLI E: GRIFFERN and CONNIE M. each for himself and not one for the other, did say that the former is the who, being duly sworn, GRIFFITH; hughand and wife president and that the latter is the and acknowledged the foregoing instrusecretary of and that the seal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. ment to be their voluntary act and deed. and tore me 1. risu (OFFICIAL MON Betore me: Notary Public for Oregon (OFFICIAL My commission expires: Notary Public for Oregon SEAL) My commission expires: & Mrs. Randall E. Griffith & Susan Kay 00 PECK Drive FAUS OR 97601 GRANTOR'S MAKE AND ADDRESS Basilcatto STATE OF OREGON, Le A. Swetland 1915 Del Moro Klarnalk Falls GRANTER'S NOR County of L certify that the within instrument was received for record on the 0R97601 . . . day of Sclock M., and recorded at SPACE RESERVED in book SAME AS GRANTEE OD page FOR or as RECORDER'S USE file/reel number/ Record of Deeds of Said county. Witgess my hand and seal of NAME, ADDRESS, ZI County attixed. 10 ls m ad all tax stat SAME AS GRANTEE Recording Officer NAME. ADDRESS, ZIPDeputy MOUNTAIN TITLE COMPANY INC

INTIAIN TITLE COMPA

- continued from the reverse side of this deed -

CHERTHARTAN YSZAT CAPP

SUBJECT TO:

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Sewer and water use charges, if any, due to the City of Klamath Falls. 1.

- 2. Right of way for electric power transmission lines and incidentals as conveyed from the United States of America to The California Oregon Power Company by instrument recorded April 12, 1954, in Volume 266, page 316, 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: May 24, 1977

Recorded: June 3, 1977

Volume: Amount: M77, page 9719, Microfilm Records of Klamath County, Oregon \$60,000.00

Grantor: Joseph T. Meador and Toni L. Meador, husband and wife Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls

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

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: September 1, 1977 Recorded: September 1, 19

1977

Volume: M77, page 16268, Microfilm Records of Klamath County, Oregon Amount: \$68,000.00

Grantor: Joseph T. Meador and Toni L. Meador, husband and wife Trustee: William L. Sisemore

Beneficiary: First Federal Savings and Loan Association of Klamath Falls

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

Trust Deed, including the terms and provisions thereof, given to secure an 5. indebtedness with interest thereon and such future advances as may be provided therein. Dated: June 5, 1980

Recorded: June 6, 1980

Volume: M80, page 10336, Microfilm Records of Klamath County, Oregon Amount: \$66,302.55

Grantor: Steven D. Humphrey and Annette Humphrey, husband and wife, Leonard S. Humphrey and Evelyn L. Humphrey, husband and wife, Randall E. Griffith and Connie M. Griffith, husband and wife, and Susan Kay Griffith Trustee: Transamerica Title Insurance Company

Beneficiary: Thomas P. Schram and G. Jean Schram, husband and wife

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 JACKSON

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On _____June 28, 1983 _, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Kay Basilcato AKA Susan Kay Griffith

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(e)swidseaname(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Witness my hand and official seal.

Signature

My Commission Expires 6-23-84

STATE OF OREGON: COUNTY OF KLAMATH ;ss I hereby certify that the within instrument was received and filed for record on the <u>5th</u> day of <u>July</u> A.D., 19 83 at 3:41 o'clock P M , of <u>Deeds</u> and duly recorded in Vol M83 <u>on page 10585</u>

by 🛰

EVELYN BIEHN COUNTY CLERK

<u>realling</u> Deputy

FEE \$8.00