

26859

MC 12631

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Richard H. Zbinden and Claudia Zbinden, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
James R. Young and Wendy L. Young, Husband and Wife

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:

Lot 5 in Block 93, 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.

EASTERN BUREAU COMPANY

(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, thatgrantor 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 \$ 40,000.00However, 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 grammaticalchanges 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 11th day of August, 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.
August 11th, 1983Personally appeared the above named
Richard H. Zbinden and
Claudia Zbindenand acknowledged the foregoing instru-
ment to be their voluntary act and deed.Notary Public for Oregon
My commission expires: 4/24/85

Richard H. Zbinden and Claudia Zbinden

GRANTOR'S NAME AND ADDRESS

James R. Young and Wendy L. Young

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS & L
510 Main Falls, OR 97601
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Klamath 1st Federal
510 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

#09-12454

STATE OF OREGON, County of _____, 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 _____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:

STATE OF OREGON,

County of _____ } ss.
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

13327

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RECORDS

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SUBJECT TO:

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

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 11th day of August A.D. 19 83

at 12:32 o'clock P M, and duly

recorded in Vol. M83 of Deeds

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EVELYN BIEHN, County Clerk

By Bernette Shetch Deputy

Fee \$8.00