

26879

MTC 12750-K

WARRANTY DEED

Vol. M83 Page 13390

KNOW ALL MEN BY THESE PRESENTS, That WIGGINS, husband and wife

ARTHUR G. WIGGINS and GERTRUDE LOUISE ARANT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 653, Block 119, MILLS 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:

- 1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations and restrictions contained in Deed No. 163 from Klamath Korporation, a California corporation, to R. D. Barfoot, dated April 21, 1914, recorded May 29, 1914, in Deed Volume 42, page 186, Records of Klamath County, Oregon, including the terms and provisions thereof.

MOUNTAIN TITLE COMPANY INC

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 above and 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 \$16,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 11th day of August, 1983; and 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)

Arthur G. Wiggins
ARTHUR G. WIGGINS

Gertrude Wiggins
GERTRUDE WIGGINS

STATE OF OREGON,
County of Klamath
August 11, 1983

Personally appeared the above named ARTHUR G. WIGGINS and GERTRUDE WIGGINS, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires:

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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

Mr. & Mrs. Arthur G. Wiggins
509 Weldon
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Louise Arant
2329 Applegate
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 11th day of August, 1983, at 3:41 o'clock P.M., and recorded in book M83 on page 13390 or as file/reel number 26879. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By [Signature] Deputy

Fee \$4.00