

27375

MTC 12746-L

WARRANTY DEED

Vol. 1483 Page 14287

KNOW ALL MEN BY THESE PRESENTS, That CARELTON ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS R. HAMILTON and MICHAEL G. REEDER, as tenants in common, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 584 in Block 108 of 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.

- continued from the reverse side of this deed -

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 stated on the reverse side of this deed and 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 \$ 15,414.25. However, the actual consideration consists of or includes the property value given or promised which is the whole consideration in fact and which is 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 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 22 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)

K. Carlton Allen
CARLTON ALLEN

STATE OF OREGON,

County of Multnomah
August 22, 1983

Personally appeared the above named
CARLTON ALLEN

and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 5/19/85

STATE OF OREGON, County of) ss.

Personally appeared , 19 , 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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Carleton Allen
2480 NW Quimby #1
Portland, OR 97210
GRANTOR'S NAME AND ADDRESS

Thomas R. Hamilton and Michael G. Reeder
1433 East Main
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument 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

SPACE RESERVED
FOR
RECORDER'S USE

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, restrictions, and easements as contained in Deed from Klamath Korporation, recorded March 11, 1938, in Volume 114, page 481, Deed Records of Klamath County, Oregon.
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: August 17, 1976

Recorded: August 18, 1976

Volume: M76, page 12780, Microfilm Records of Klamath County, Oregon

Amount: \$14,800.00

Grantor: Carlton Allen, a single man & Louis Bradshaw, a single man

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls

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

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 24th day of August A.D. 1983
at 3:50 o'clock P M, and duly
recorded in Vol. M83 of Deeds
page 14287

EVELYN BIEHN, County Clerk

By [Signature] Deputy
Fee \$8.00